

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Vancouver and Abbotsford CMAs

Date Released: November 2016



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Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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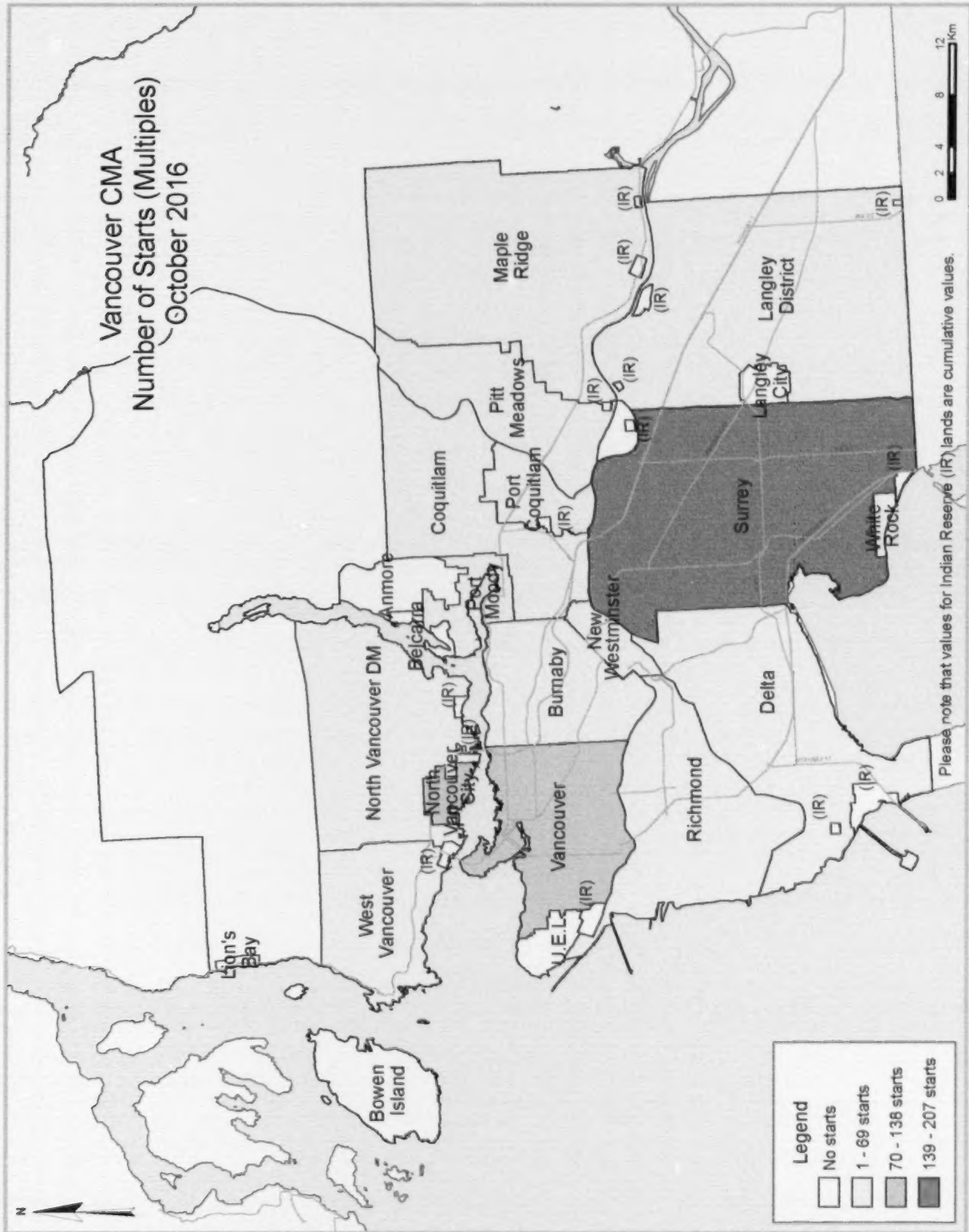
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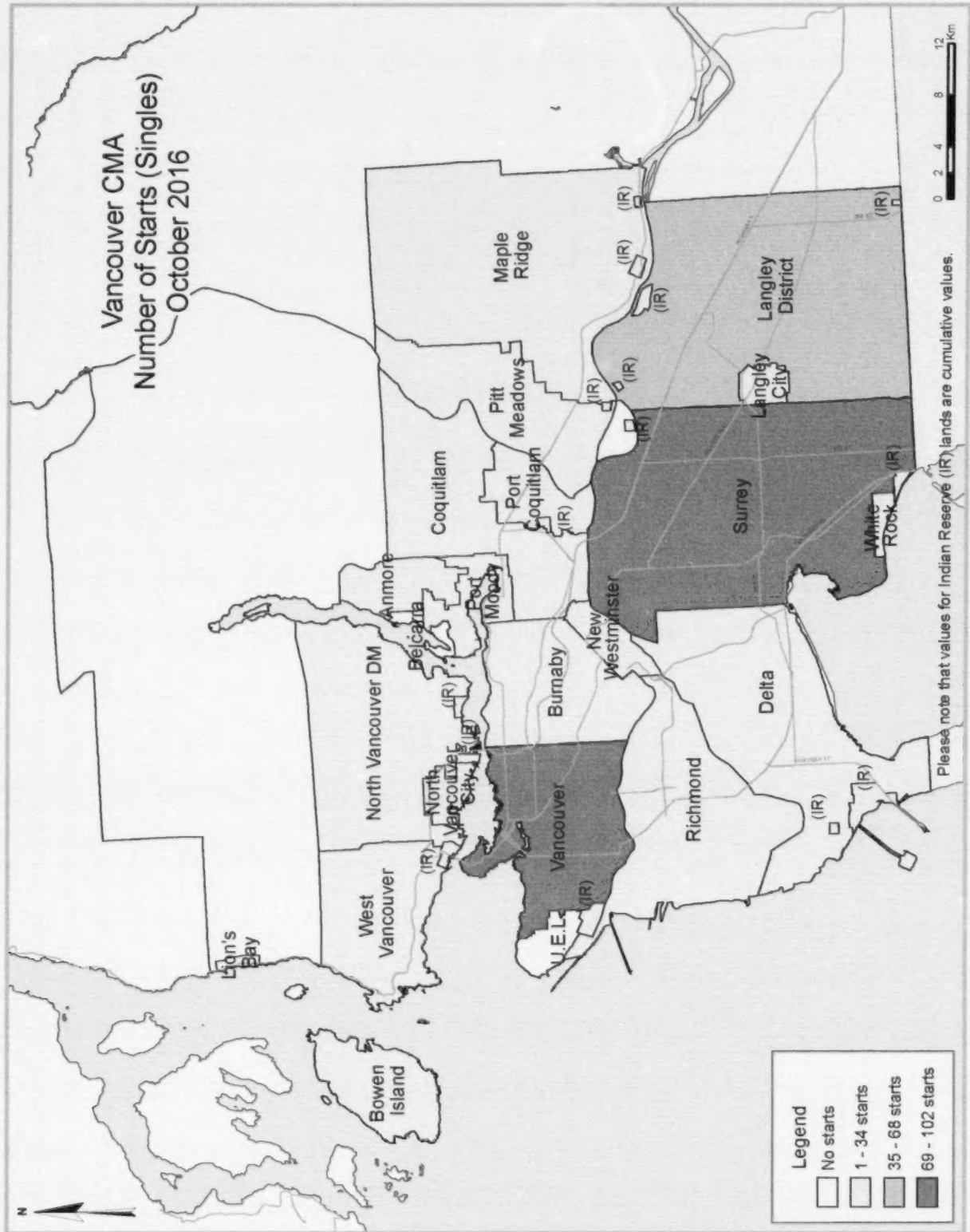
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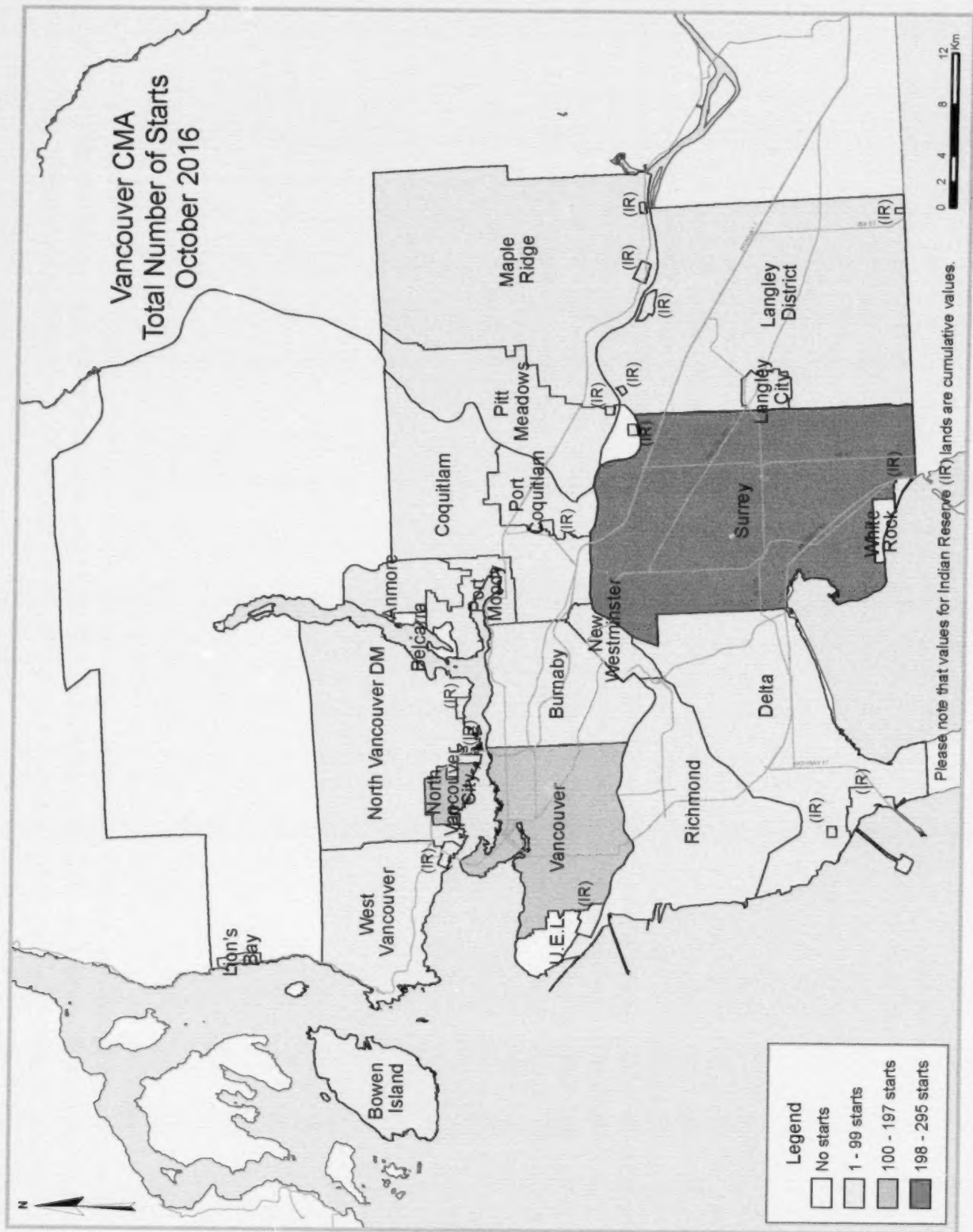
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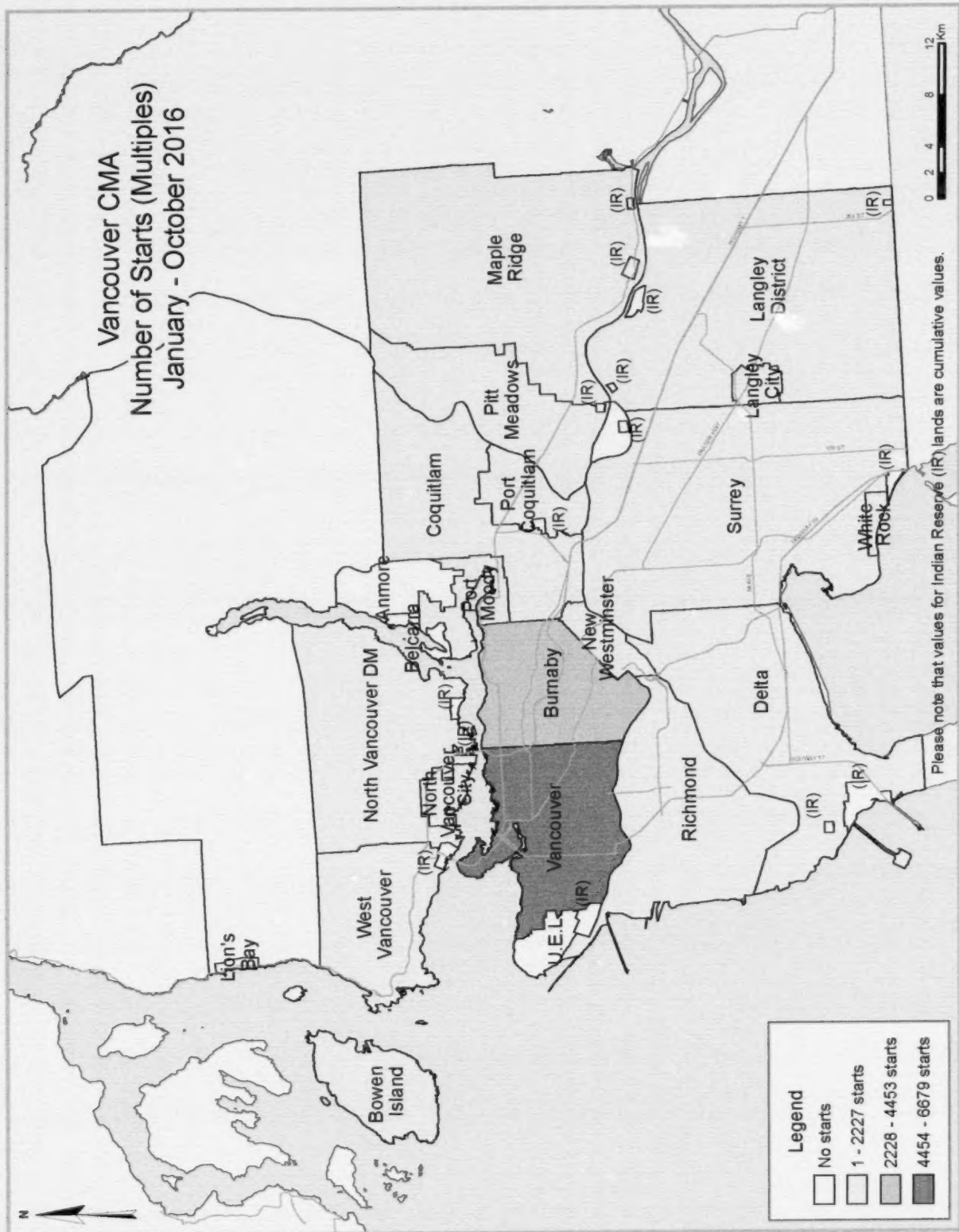
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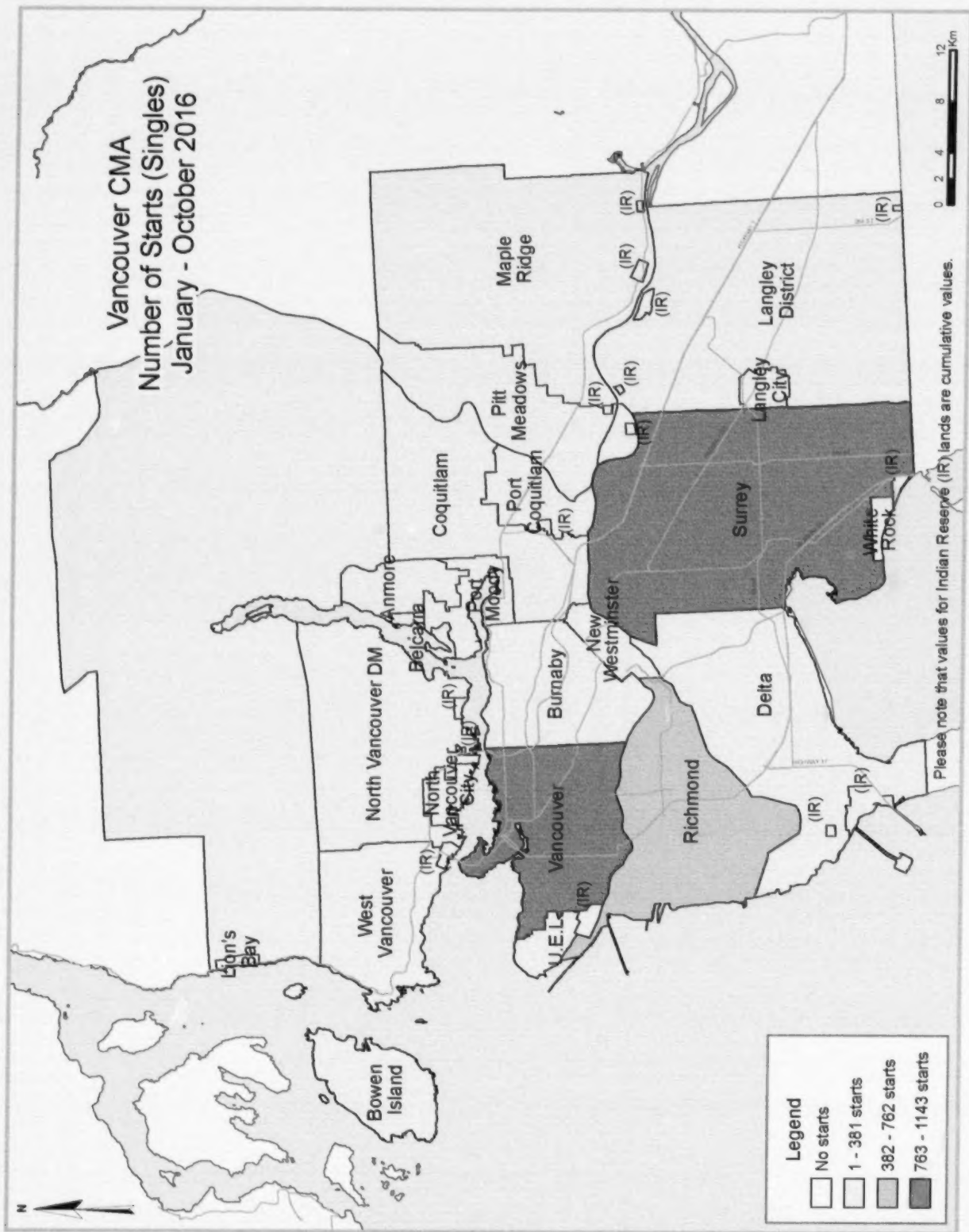
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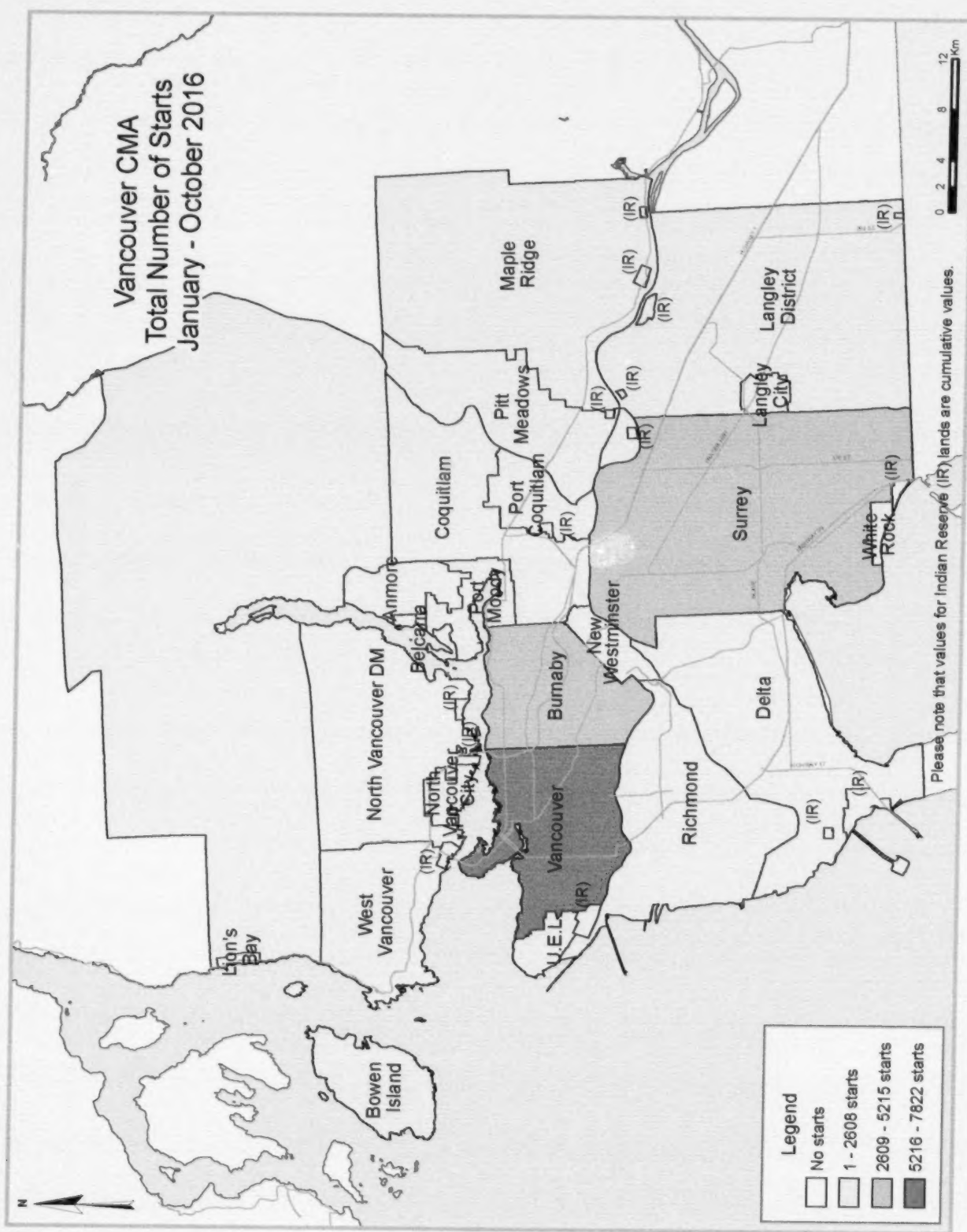


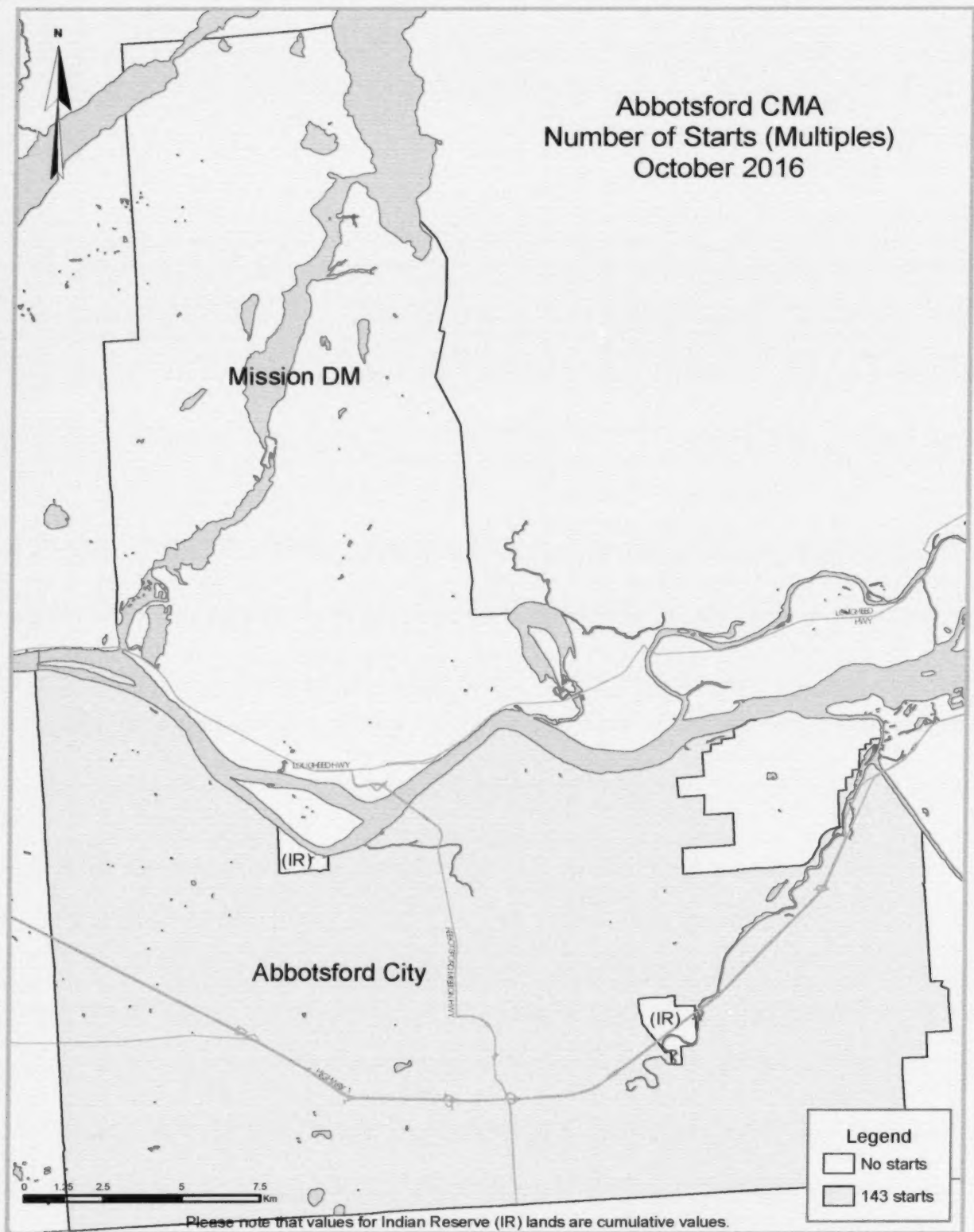


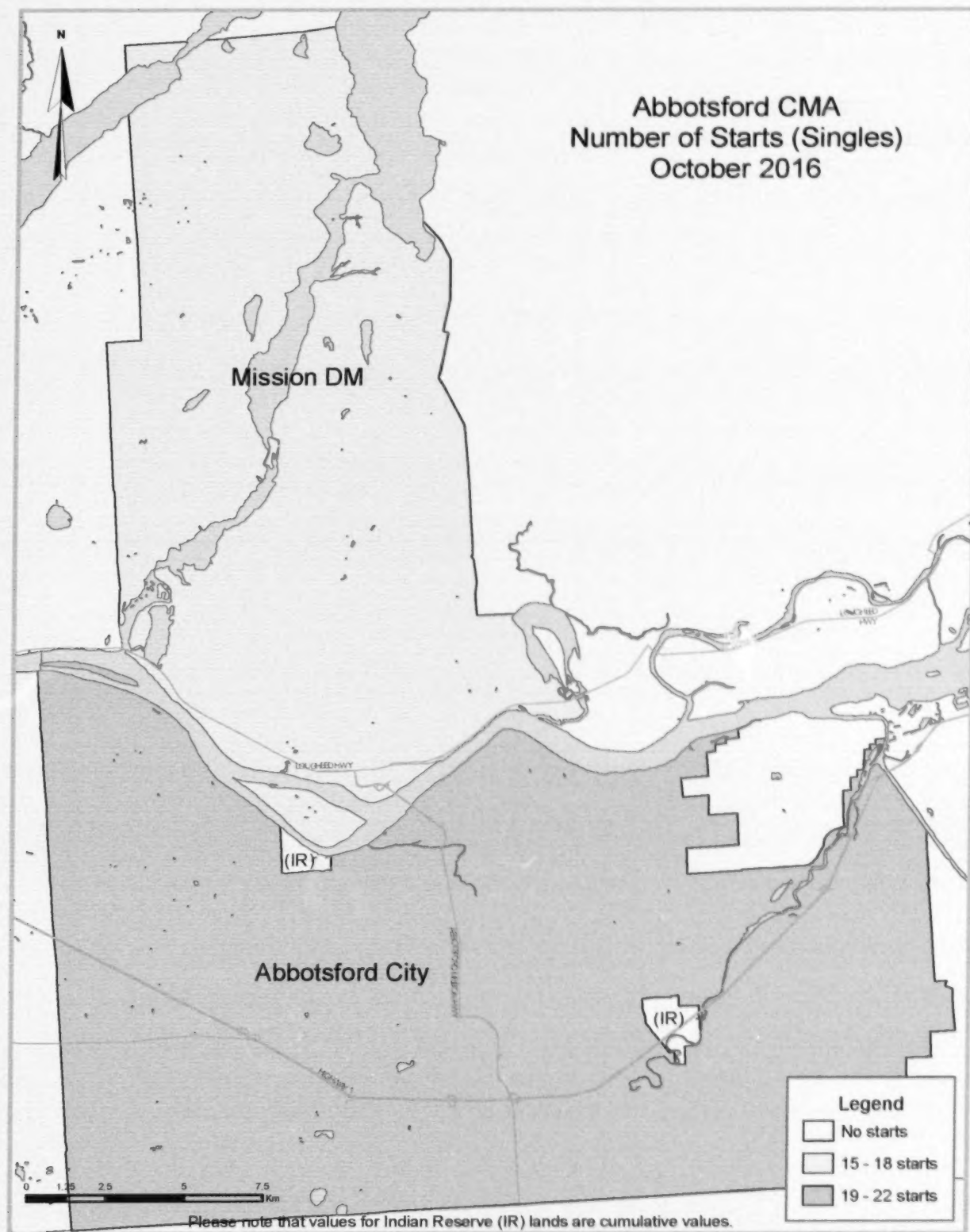


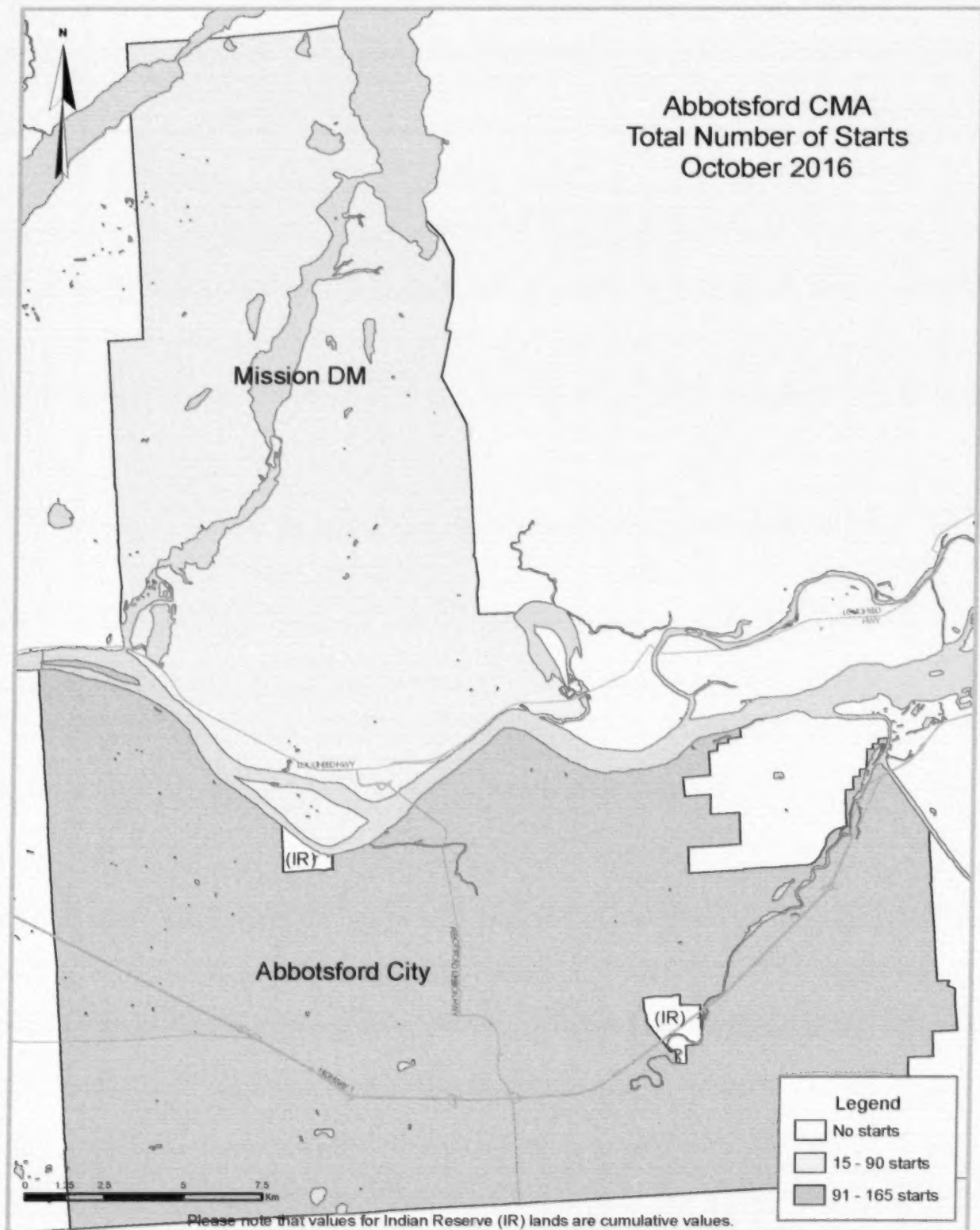


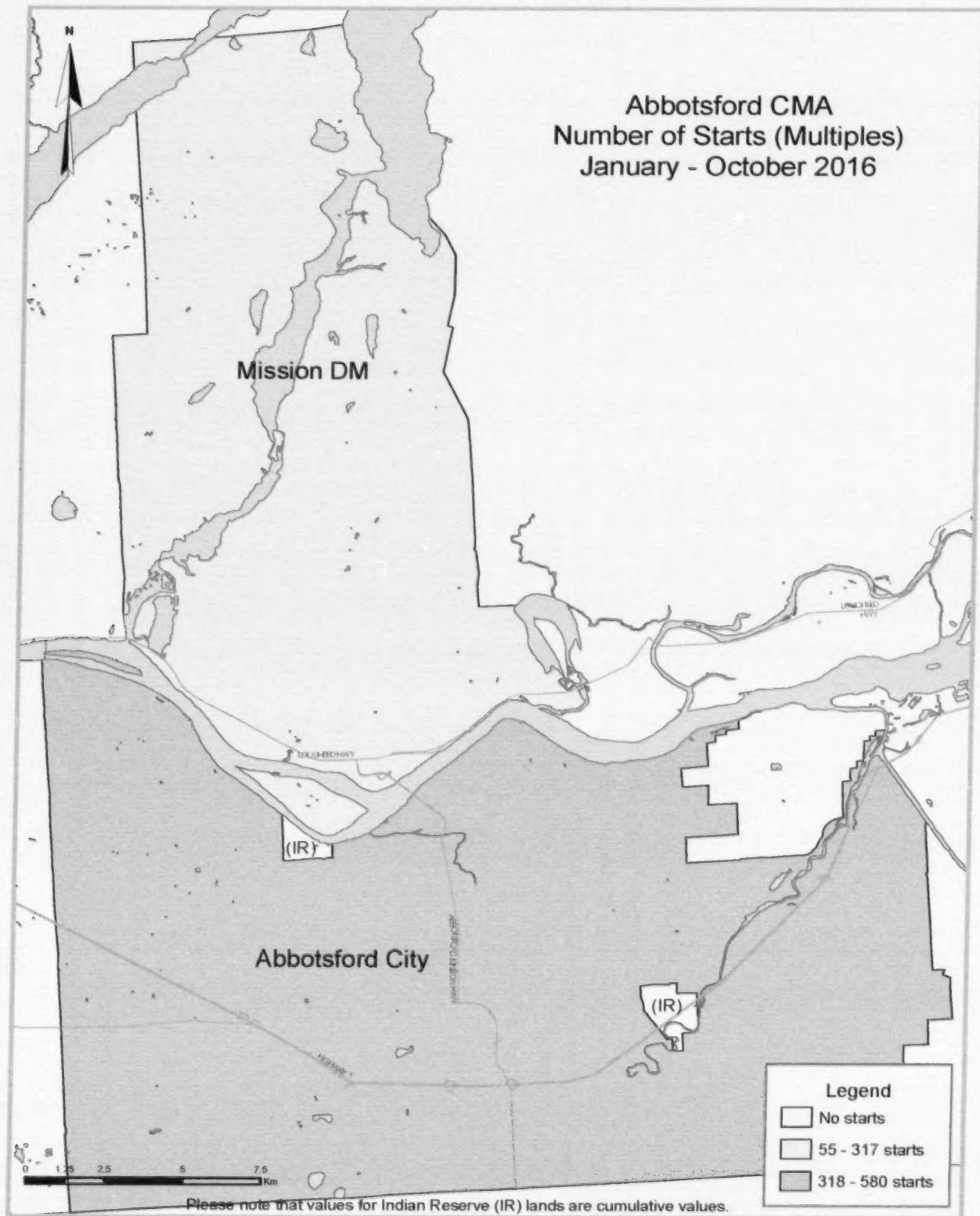


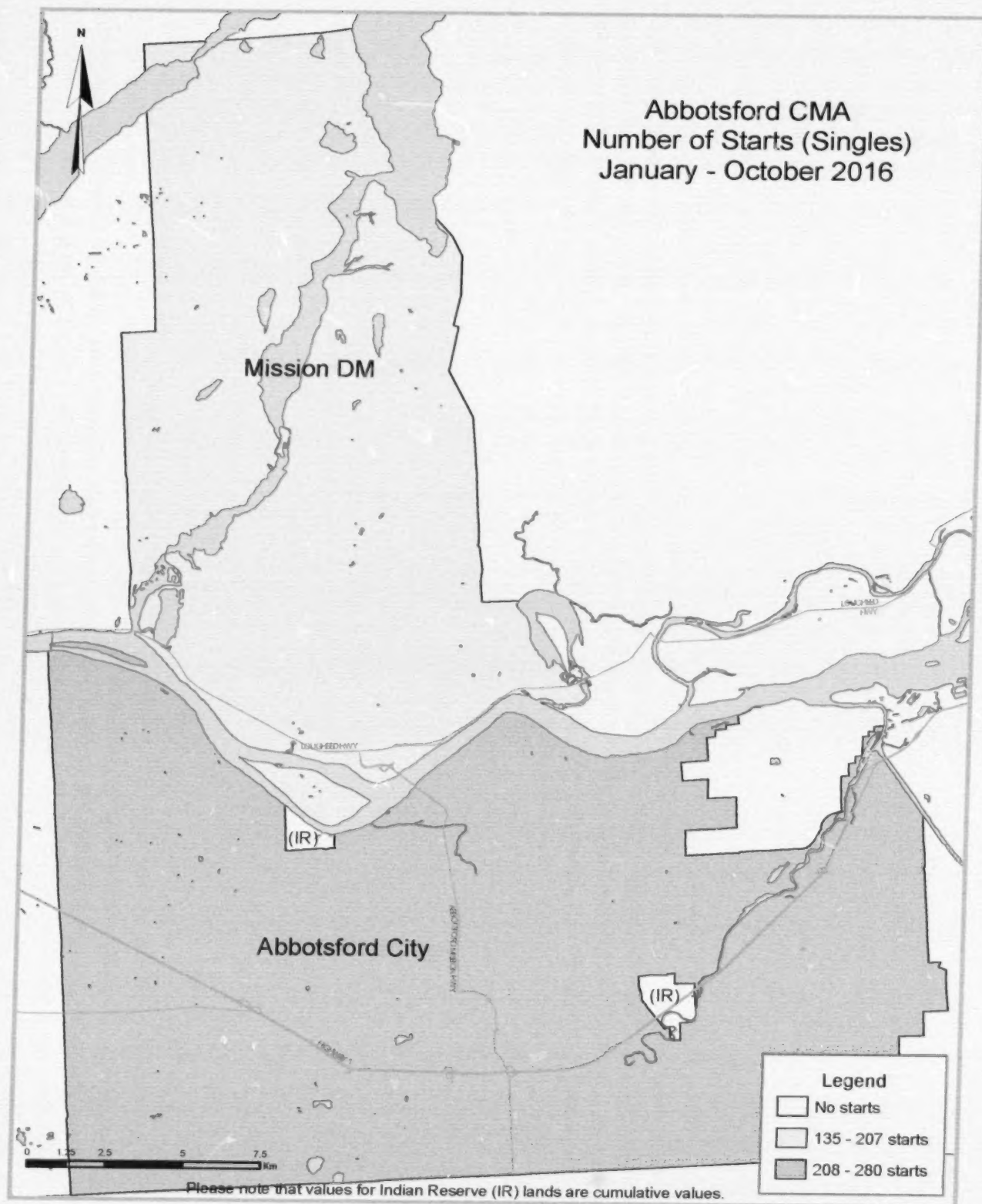


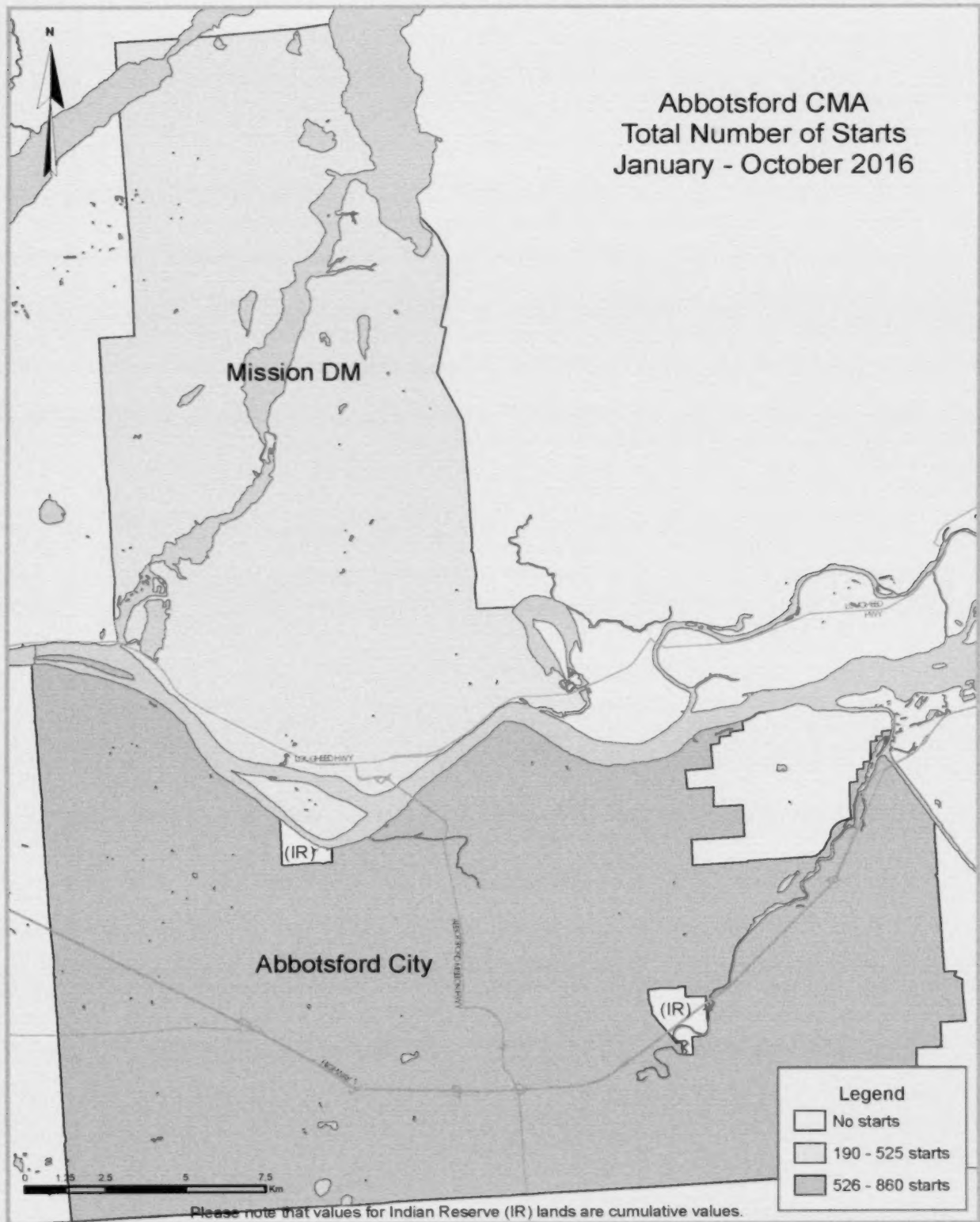












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
October 2016		
Vancouver CMA¹	September 2016	October 2016
Trend ²	29,537	26,074
SAAR	36,803	12,023
	October 2015	October 2016
Actual		
October - Single-Detached	389	415
October - Multiples	1,700	598
October - Total	2,089	1,013
January to October - Single-Detached	3,909	4,506
January to October - Multiples	13,416	18,603
January to October - Total	17,325	23,109

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2016	337	10	0	27	291	130	51	167	1,013
October 2015	349	22	0	2	257	1,101	38	320	2,089
% Change	-3.4	-54.5	n/a	**	13.2	-88.2	34.2	-47.8	-51.5
Year-to-date 2016	3,837	248	74	111	2,934	10,788	560	4,503	23,109
Year-to-date 2015	3,457	270	81	47	2,183	8,355	405	2,527	17,325
% Change	11.0	-8.1	-8.6	136.2	34.4	29.1	38.3	78.2	33.4
UNDER CONSTRUCTION									
October 2016	4,405	274	133	128	3,031	21,573	545	5,900	36,043
October 2015	3,947	284	81	48	2,350	17,049	366	3,573	27,698
% Change	11.6	-3.5	64.2	166.7	29.0	26.5	48.9	65.1	30.1
COMPLETIONS									
October 2016	365	16	4	12	207	103	56	165	928
October 2015	329	30	0	2	111	851	47	181	1,551
% Change	10.9	-46.7	n/a	**	86.5	-87.9	19.1	-8.8	-40.2
Year-to-date 2016	3,250	222	35	45	2,331	5,900	419	2,659	14,861
Year-to-date 2015	3,112	268	0	16	2,091	6,078	368	2,330	14,263
% Change	4.4	-17.2	n/a	181.3	11.5	-2.9	13.9	14.1	4.2
COMPLETED & NOT ABSORBED									
October 2016	866	57	4	8	140	259	n/a	n/a	1,334
October 2015	706	76	0	8	299	835	n/a	n/a	1,924
% Change	22.7	-25.0	n/a	0.0	-53.2	-69.0	n/a	n/a	-30.7
ABSORBED									
October 2016	273	7	8	11	173	104	n/a	n/a	576
October 2015	304	24	0	1	137	983	n/a	n/a	1,449
% Change	-10.2	-70.8	n/a	**	26.3	-89.4	n/a	n/a	-60.2
Year-to-date 2016	3,093	238	39	46	2,419	6,390	n/a	n/a	12,225
Year-to-date 2015	3,421	295	0	21	2,371	6,761	n/a	n/a	12,869
% Change	-9.6	-19.3	n/a	119.0	2.0	-5.5	n/a	n/a	-5.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Burnaby									
October 2016	34	6	0	0	0	0	0	24	64
October 2015	39	8	0	0	0	0	0	26	73
Delta									
October 2016	10	0	0	8	14	0	0	6	38
October 2015	11	0	0	0	0	0	0	11	22
Langley									
October 2016	29	0	0	6	25	0	2	19	81
October 2015	22	4	0	1	27	0	1	3	58
Maple Ridge / Pitt Meadows									
October 2016	32	2	0	0	37	0	1	7	79
October 2015	23	0	0	0	0	0	0	7	30
New Westminster									
October 2016	1	0	0	0	0	0	0	1	2
October 2015	10	0	0	0	0	0	0	5	15
North Vancouver									
October 2016	22	0	0	0	8	87	1	12	130
October 2015	25	2	0	0	0	0	0	9	36
Richmond									
October 2016	21	0	0	0	30	0	0	10	61
October 2015	35	2	0	1	22	294	0	136	490
Surrey									
October 2016	88	0	0	0	161	0	0	46	295
October 2015	88	0	0	0	95	455	1	49	688
Tri-Cities									
October 2016	24	0	0	4	0	0	2	10	40
October 2015	10	0	0	0	101	76	1	5	193
University Endowment Lands									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
October 2016	50	0	0	7	16	43	45	30	191
October 2015	53	6	0	0	12	276	35	65	447
West Vancouver									
October 2016	14	2	0	0	0	0	0	0	16
October 2015	22	0	0	0	0	0	0	0	22
White Rock									
October 2016	3	0	0	0	0	0	0	2	5
October 2015	4	0	0	0	0	0	0	4	8
First Nations									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2016	337	10	0	27	291	130	51	167	1,013
October 2015	349	22	0	2	257	1,101	38	320	2,089

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Burnaby									
October 2016	398	68	0	0	166	4,098	0	401	5,131
October 2015	342	86	0	0	51	2,478	0	236	3,193
Delta									
October 2016	110	0	0	16	149	442	1	67	785
October 2015	118	4	0	0	31	465	0	146	764
Langley									
October 2016	265	14	17	59	508	503	2	156	1,524
October 2015	167	10	5	11	304	421	1	166	1,085
Maple Ridge / Pitt Meadows									
October 2016	265	2	9	0	228	87	4	27	622
October 2015	239	16	0	0	202	110	1	8	576
New Westminster									
October 2016	91	10	0	0	127	529	0	1,263	2,020
October 2015	61	4	0	0	37	818	0	24	944
North Vancouver									
October 2016	200	24	0	0	48	1,598	13	224	2,107
October 2015	177	10	0	0	131	700	7	377	1,402
Richmond									
October 2016	520	6	0	21	335	3,005	4	396	4,287
October 2015	439	4	9	16	287	2,869	8	229	3,861
Surrey									
October 2016	898	18	3	1	1,122	1,810	4	441	4,297
October 2015	871	6	3	16	830	2,080	6	517	4,329
Tri-Cities									
October 2016	275	22	13	9	162	1,771	11	196	2,459
October 2015	234	6	3	1	344	1,352	4	148	2,092
University Endowment Lands									
October 2016	13	0	0	0	0	214	0	0	227
October 2015	17	0	0	0	11	449	0	0	477
Vancouver City									
October 2016	967	106	87	16	172	7,290	505	2,690	11,887
October 2015	940	134	57	2	99	5,284	337	1,672	8,525
West Vancouver									
October 2016	279	4	0	1	14	77	1	0	376
October 2015	215	0	0	2	23	20	1	0	261
White Rock									
October 2016	61	0	4	0	0	149	0	37	251
October 2015	74	4	4	0	0	3	0	48	133
First Nations									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2016	4,405	274	133	128	3,031	21,573	545	5,900	36,043
October 2015	3,947	284	81	48	2,350	17,049	366	3,573	27,698

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Burnaby									
October 2016	9	6	0	0	0	31	0	7	53
October 2015	38	12	0	0	0	268	0	26	344
Delta									
October 2016	13	0	0	7	0	0	0	9	29
October 2015	9	0	0	0	0	0	0	3	12
Langley									
October 2016	9	0	4	4	31	0	3	5	56
October 2015	18	0	0	2	12	0	9	7	48
Maple Ridge / Pitt Meadows									
October 2016	44	0	0	0	59	0	0	4	107
October 2015	41	0	0	0	12	0	1	0	54
New Westminster									
October 2016	1	0	0	0	0	0	0	1	2
October 2015	5	0	0	0	0	196	0	0	201
North Vancouver									
October 2016	16	0	0	0	0	72	2	9	99
October 2015	13	0	0	0	20	0	0	60	93
Richmond									
October 2016	16	0	0	0	0	0	0	7	23
October 2015	32	0	0	0	0	278	0	6	316
Surrey									
October 2016	93	0	0	0	86	0	0	41	220
October 2015	62	0	0	0	59	0	10	31	162
Tri-Cities									
October 2016	55	0	0	0	21	0	1	42	119
October 2015	24	0	0	0	8	0	0	16	48
University Endowment Lands									
October 2016	1	0	0	0	0	0	0	0	1
October 2015	0	0	0	0	0	105	0	0	105
Vancouver City									
October 2016	73	10	0	0	10	0	45	38	176
October 2015	68	18	0	0	0	4	27	29	146
West Vancouver									
October 2016	12	0	0	0	0	0	1	0	13
October 2015	14	0	0	0	0	0	0	0	14
White Rock									
October 2016	3	0	0	0	0	0	0	2	5
October 2015	4	0	0	0	0	0	0	3	7
First Nations									
October 2016	19	0	0	0	0	0	4	0	23
October 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
October 2016	365	16	4	12	207	103	56	165	928
October 2015	329	30	0	2	111	851	47	181	1,551

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Burnaby									
October 2016	82	24	0	0	0	2	n/a	n/a	108
October 2015	55	26	0	0	1	42	n/a	n/a	124
Delta									
October 2016	18	0	0	0	0	0	n/a	n/a	18
October 2015	8	0	0	0	0	0	n/a	n/a	8
Langley									
October 2016	11	0	4	1	7	0	n/a	n/a	23
October 2015	22	0	0	2	27	23	n/a	n/a	74
Maple Ridge / Pitt Meadows									
October 2016	43	0	0	0	39	73	n/a	n/a	155
October 2015	37	2	0	0	41	190	n/a	n/a	270
New Westminster									
October 2016	7	2	0	0	7	30	n/a	n/a	46
October 2015	4	0	0	0	32	1	n/a	n/a	37
North Vancouver									
October 2016	32	0	0	0	8	86	n/a	n/a	126
October 2015	35	0	0	0	27	135	n/a	n/a	197
Richmond									
October 2016	197	1	0	2	13	8	n/a	n/a	221
October 2015	101	3	0	1	15	97	n/a	n/a	217
Surrey									
October 2016	80	0	0	1	37	4	n/a	n/a	122
October 2015	82	0	0	3	112	194	n/a	n/a	391
Tri-Cities									
October 2016	81	1	0	0	19	33	n/a	n/a	134
October 2015	57	0	0	1	11	56	n/a	n/a	125
University Endowment Lands									
October 2016	1	0	0	0	0	0	n/a	n/a	1
October 2015	1	0	0	0	0	8	n/a	n/a	9
Vancouver City									
October 2016	279	29	0	2	10	20	n/a	n/a	340
October 2015	248	44	0	1	23	73	n/a	n/a	389
West Vancouver									
October 2016	22	0	0	0	0	0	n/a	n/a	22
October 2015	34	0	0	0	9	1	n/a	n/a	44
White Rock									
October 2016	13	0	0	0	0	3	n/a	n/a	16
October 2015	19	1	0	0	1	15	n/a	n/a	36
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2016	866	57	4	8	140	259	n/a	n/a	1,334
October 2015	706	76	0	8	299	835	n/a	n/a	1,924

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Burnaby									
October 2016	17	2	0	0	0	31	n/a	n/a	50
October 2015	38	9	0	0	0	275	n/a	n/a	322
Delta									
October 2016	11	0	0	7	0	0	n/a	n/a	18
October 2015	11	0	0	0	0	9	n/a	n/a	20
Langley									
October 2016	9	0	4	4	31	0	n/a	n/a	48
October 2015	28	0	0	1	13	11	n/a	n/a	53
Maple Ridge / Pitt Meadows									
October 2016	21	0	0	0	42	0	n/a	n/a	63
October 2015	40	0	0	0	10	4	n/a	n/a	54
New Westminster									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	6	0	0	0	4	196	n/a	n/a	206
North Vancouver									
October 2016	14	0	0	0	0	72	n/a	n/a	86
October 2015	9	0	0	0	6	0	n/a	n/a	15
Richmond									
October 2016	5	0	0	0	0	0	n/a	n/a	5
October 2015	17	0	0	0	10	301	n/a	n/a	328
Surrey									
October 2016	83	0	0	0	85	1	n/a	n/a	169
October 2015	67	0	0	0	90	39	n/a	n/a	196
Tri-Cities									
October 2016	26	0	4	0	10	0	n/a	n/a	40
October 2015	19	0	0	0	2	11	n/a	n/a	32
University Endowment Lands									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	0	0	0	0	0	97	n/a	n/a	97
Vancouver City									
October 2016	51	5	0	0	5	0	n/a	n/a	61
October 2015	57	15	0	0	2	35	n/a	n/a	109
West Vancouver									
October 2016	12	0	0	0	0	0	n/a	n/a	12
October 2015	6	0	0	0	0	0	n/a	n/a	6
White Rock									
October 2016	2	0	0	0	0	0	n/a	n/a	2
October 2015	5	0	0	0	0	5	n/a	n/a	10
First Nations									
October 2016	19	0	0	0	0	0	n/a	n/a	19
October 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
October 2016	273	7	8	11	173	104	n/a	n/a	576
October 2015	304	24	0	1	137	983	n/a	n/a	1,449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	
Anmore	8	0	0	0	0	0	0	0	8	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	7	0	0	0	0	0	0	2	7	-71.4
Burnaby - Mountain	0	1	0	0	0	0	0	1	0	2	-100.0
Burnaby - North	6	5	0	0	0	0	1	4	7	9	-22.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	5	4	6	0	0	2	4	8	15	-46.7
Burnaby - Central Park	5	5	0	2	0	0	4	3	9	10	-10.0
Burnaby - Remainder	21	23	2	0	0	0	17	14	40	37	8.1
Burnaby Total	34	39	6	8	0	0	24	26	64	73	-12.3
Coquitlam	19	8	0	0	0	0	8	4	27	12	125.0
Delta - Tsawwassen	14	0	0	0	0	0	3	1	17	1	**
Delta - Ladner	0	2	0	0	14	0	0	1	14	3	**
Delta - North	4	9	0	0	0	0	3	9	7	18	-61.1
Delta	18	11	0	0	14	0	6	11	38	22	72.7
Langley City	2	2	0	0	0	0	0	0	2	2	0.0
Langley District	35	22	0	4	25	27	19	3	79	56	41.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	31	23	0	0	37	0	7	7	75	30	150.0
New Westminster	1	10	0	0	0	0	1	5	2	15	-86.7
North Vancouver City	9	2	0	2	8	0	93	1	110	5	**
North Vancouver DM	14	23	0	0	0	0	6	8	20	31	-35.5
Pitt Meadows	2	0	2	0	0	0	0	0	4	0	n/a
Port Coquitlam	4	2	0	0	0	101	1	77	5	180	-97.2
Port Moody	7	1	0	0	0	0	1	0	8	1	**
Richmond	21	36	6	6	24	18	10	430	61	490	-87.6
Surrey - South	33	18	0	0	54	66	9	6	96	90	6.7
Surrey - Cloverdale	8	17	0	0	28	8	4	12	40	37	8.1
Surrey - North	33	37	0	6	79	15	23	21	135	79	70.9
Surrey - Guildford	0	2	0	0	0	0	0	2	0	4	-100.0
Surrey - Whalley	14	15	0	0	0	0	10	463	24	478	-95.0
Surrey Total	88	89	0	6	161	89	46	504	295	688	-57.1
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	0	0	0	3	0	3	1	200.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	94	0	95	-100.0
Vancouver - Kerrisdale	3	2	0	0	0	0	0	38	3	40	-92.5
Vancouver - Marpole	4	7	0	0	0	0	0	3	4	10	-60.0
Vancouver - Eastside	78	52	2	4	10	0	65	150	155	206	-24.8
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	3	0	0	0	0	0	1	0	4	0	n/a
Vancouver - Westside	14	25	0	0	4	12	4	56	22	93	-76.3
Vancouver Total	102	88	2	6	14	12	73	341	191	447	-57.3
West Vancouver	14	22	2	0	0	0	0	0	16	22	-27.3
White Rock	3	4	0	0	0	0	2	4	5	8	-37.5
First Nations	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	415	389	18	32	283	247	297	1,421	1,013	2,089	-51.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	19	8	0	0	0	0	0	0	19	8	137.5
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	21	17	0	0	0	0	1	0	22	17	29.4
Burnaby - Mountain	0	1	0	0	0	0	75	159	75	160	-53.1
Burnaby - North	85	68	4	2	0	25	863	109	952	204	**
Burnaby - Lougheed Mall	3	3	0	0	0	0	151	3	154	6	**
Burnaby - South & East	34	25	12	26	8	0	31	21	85	72	18.1
Burnaby - Central Park	21	29	6	8	0	0	1,351	1,015	1,378	1,052	31.0
Burnaby - Remainder	163	150	48	52	68	0	425	118	704	320	120.0
Burnaby Total	306	276	70	88	76	25	2,896	1,425	3,348	1,814	84.6
Coquitlam	305	212	50	60	34	80	1,167	318	1,556	670	132.2
Delta - Tsawwassen	50	27	0	2	0	0	106	37	156	66	136.4
Delta - Ladner	17	20	2	0	147	15	3	37	169	72	134.7
Delta - North	57	69	0	2	0	0	44	380	101	451	-77.6
Delta	124	116	2	4	147	15	153	454	426	589	-27.7
Langley City	4	8	0	0	14	0	8	0	26	8	**
Langley District	346	207	26	20	601	393	188	341	1,161	961	20.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	376	300	16	18	262	132	61	55	715	505	41.6
New Westminster	61	48	6	2	127	15	1,019	438	1,213	503	141.2
North Vancouver City	58	33	22	6	15	0	667	781	762	820	-7.1
North Vancouver DM	125	126	0	0	15	39	660	137	800	302	164.9
Pitt Meadows	16	11	2	2	0	36	0	0	18	49	-63.3
Port Coquitlam	31	24	6	2	33	160	79	271	149	457	-67.4
Port Moody	24	12	0	0	7	14	3	0	34	26	30.8
Richmond	386	385	22	28	239	179	1,179	1,449	1,826	2,041	-10.5
Surrey - South	327	265	22	24	520	333	157	196	1,026	818	25.4
Surrey - Cloverdale	84	117	2	4	68	86	103	71	257	278	-7.6
Surrey - North	387	367	20	22	508	326	224	337	1,139	1,052	8.3
Surrey - Guildford	11	15	0	0	52	117	9	9	72	141	-48.9
Surrey - Whalley	110	126	2	0	27	3	160	1,617	299	1,746	-82.9
Surrey Total	919	890	46	50	1,175	865	653	2,230	2,793	4,035	-30.8
University Endowment Lands	1	4	0	0	0	11	0	449	1	464	-99.8
Vancouver - West End	0	0	0	0	0	0	211	0	211	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	3	4	2	2	0	0	51	2	56	8	**
Vancouver - False Creek	0	1	0	0	0	0	486	0	486	1	**
Vancouver - Granville/Oak	5	7	2	0	8	0	137	220	152	227	-33.0
Vancouver - Kerrisdale	43	41	0	0	0	0	49	42	92	83	10.8
Vancouver - Marpole	54	49	6	6	0	5	399	20	459	80	**
Vancouver - Eastside	775	645	50	78	69	18	1,893	1,199	2,787	1,940	43.7
Vancouver - Mt. Pleasant	3	2	24	30	8	3	644	251	679	286	137.4
Vancouver - Strath/Grand	15	9	4	18	0	5	414	195	433	227	90.7
Vancouver - Westside	245	296	2	4	36	31	461	142	744	473	57.3
Vancouver Total	1,143	1,054	90	138	121	62	6,468	2,553	7,822	3,807	105.5
West Vancouver	166	129	4	2	0	23	57	8	227	162	40.1
White Rock	41	49	0	4	0	4	116	30	157	87	80.5
First Nations	33	0	0	0	0	0	0	0	33	0	n/a
Vancouver CMA	4,506	3,909	362	424	2,866	2,053	15,375	10,939	23,109	17,325	33.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market

October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	1
Burnaby - North	0	0	0	0	0	0	1	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	4
Burnaby - Central Park	0	0	0	0	0	0	4	3
Burnaby - Remainder	0	0	0	0	0	0	17	14
Burnaby Total	0	0	0	0	0	0	24	26
Coquitlam	0	0	0	0	0	0	8	4
Delta - Tsawwassen	0	0	0	0	0	0	3	1
Delta - Ladner	14	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	3	9
Delta	14	0	0	0	0	0	6	11
Langley City	0	0	0	0	0	0	0	0
Langley District	25	27	0	0	0	0	19	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	37	0	0	0	0	0	7	7
New Westminster	0	0	0	0	0	0	1	5
North Vancouver City	8	0	0	0	87	0	6	1
North Vancouver DM	0	0	0	0	0	0	6	8
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	101	0	0	0	76	1	1
Port Moody	0	0	0	0	0	0	1	0
Richmond	24	18	0	0	0	294	10	136
Surrey - South	54	66	0	0	0	0	9	6
Surrey - Cloverdale	28	8	0	0	0	0	4	12
Surrey - North	79	15	0	0	0	0	23	21
Surrey - Guildford	0	0	0	0	0	0	0	2
Surrey - Whalley	0	0	0	0	0	455	10	8
Surrey Total	161	89	0	0	0	455	46	49
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	3	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	94	0	0
Vancouver - Kerrisdale	0	0	0	0	0	38	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	3
Vancouver - Eastside	10	0	0	0	40	92	25	58
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	1	0
Vancouver - Westside	4	12	0	0	0	52	4	4
Vancouver Total	14	12	0	0	43	276	30	65
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	283	247	0	0	130	1,101	167	320

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	1
Burnaby - North	0	25	0	0	809	65	54	44
Burnaby - Lougheed Mall	0	0	0	0	149	0	2	3
Burnaby - South & East	8	0	0	0	0	0	31	21
Burnaby - Central Park	0	0	0	0	1,338	994	13	21
Burnaby - Remainder	68	0	0	0	179	0	246	118
Burnaby Total	76	25	0	0	2,550	1,217	346	208
Coquitlam	34	80	0	0	974	189	193	129
Delta - Tsawwassen	0	0	0	0	95	33	11	4
Delta - Ladner	147	15	0	0	0	30	3	7
Delta - North	0	0	0	0	0	317	44	63
Delta	147	15	0	0	95	380	58	74
Langley City	14	0	0	0	8	0	0	0
Langley District	601	393	0	0	68	166	120	175
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	262	132	0	0	40	47	21	8
New Westminster	127	15	0	0	55	414	964	24
North Vancouver City	15	0	0	0	525	644	142	137
North Vancouver DM	15	39	0	0	593	0	67	137
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	33	160	0	0	64	260	15	11
Port Moody	7	14	0	0	0	0	3	0
Richmond	239	179	0	0	1,084	1,238	95	211
Surrey - South	520	333	0	0	76	66	81	130
Surrey - Cloverdale	68	86	0	0	57	0	46	71
Surrey - North	508	326	0	0	0	120	224	217
Surrey - Guildford	52	117	0	0	0	0	9	9
Surrey - Whalley	27	3	0	0	81	1,532	79	85
Surrey Total	1,175	865	0	0	214	1,718	439	512
University Endowment Lands	0	11	0	0	0	449	0	0
Vancouver - West End	0	0	0	0	0	0	211	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	51	2	0	0
Vancouver - False Creek	0	0	0	0	351	0	135	0
Vancouver - Granville/Oak	8	0	0	0	129	168	8	52
Vancouver - Kerrisdale	0	0	0	0	43	38	6	4
Vancouver - Marpole	0	5	0	0	261	7	138	13
Vancouver - Eastside	69	18	0	0	1,290	815	549	384
Vancouver - Mt. Pleasant	8	3	0	0	443	250	201	1
Vancouver - Strath/Grand	0	5	0	0	380	150	34	45
Vancouver - Westside	36	31	0	0	409	92	52	50
Vancouver Total	121	62	0	0	4,402	1,682	2,012	871
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	4	0	0	89	0	27	30
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,866	2,053	0	0	10,818	8,412	4,503	2,527

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market

October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Anmore	6	0	2	0	0	0	8	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	7	0	0	0	0	2	7
Burnaby - Mountain	0	1	0	0	0	1	0	2
Burnaby - North	6	5	0	0	1	4	7	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	11	0	0	2	4	8	15
Burnaby - Central Park	5	7	0	0	4	3	9	10
Burnaby - Remainder	23	23	0	0	17	14	40	37
Burnaby Total	40	47	0	0	24	26	64	73
Coquitlam	17	7	0	0	10	5	27	12
Delta - Tsawwassen	6	0	8	0	3	1	17	1
Delta - Ladner	0	2	14	0	0	1	14	3
Delta - North	4	9	0	0	3	9	7	18
Delta	10	11	22	0	6	11	38	22
Langley City	2	2	0	0	0	0	2	2
Langley District	27	24	31	28	21	4	79	56
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	23	37	0	7	7	75	30
New Westminster	1	10	0	0	1	5	2	15
North Vancouver City	8	4	95	0	7	1	110	5
North Vancouver DM	14	23	0	0	6	8	20	31
Pitt Meadows	3	0	0	0	1	0	4	0
Port Coquitlam	4	2	0	177	1	1	5	180
Port Moody	3	1	4	0	1	0	8	1
Richmond	21	37	30	317	10	136	61	490
Surrey - South	33	18	54	66	9	6	96	90
Surrey - Cloverdale	8	17	28	8	4	12	40	37
Surrey - North	33	36	79	21	23	22	135	79
Surrey - Guildford	0	2	0	0	0	2	0	4
Surrey - Whalley	14	15	0	455	10	8	24	478
Surrey Total	88	88	161	550	46	50	295	688
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	1	3	0	0	0	3	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	94	0	0	0	95
Vancouver - Kerrisdale	2	2	0	38	1	0	3	40
Vancouver - Marpole	2	5	0	0	2	5	4	10
Vancouver - Eastside	33	26	59	92	63	88	155	206
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	1	0	0	0	3	0	4	0
Vancouver - Westside	12	22	4	64	6	7	22	93
Vancouver Total	50	59	66	288	75	100	191	447
West Vancouver	16	22	0	0	0	0	16	22
White Rock	3	4	0	0	2	4	5	8
First Nations	1	0	0	0	0	0	1	0
Vancouver CMA	347	371	448	1,360	218	358	1,013	2,089

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	16	7	3	0	0	1	19	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	20	17	1	0	1	0	22	17
Burnaby - Mountain	0	1	75	158	0	1	75	160
Burnaby - North	88	70	809	90	55	44	952	204
Burnaby - Lougheed Mall	3	3	149	0	2	3	154	6
Burnaby - South & East	46	51	8	0	31	21	85	72
Burnaby - Central Park	27	37	1,338	994	13	21	1,378	1,052
Burnaby - Remainder	211	202	247	0	246	118	704	320
Burnaby Total	375	364	2,626	1,242	347	208	3,348	1,814
Coquitlam	321	211	1,031	325	204	134	1,556	670
Delta - Tsawwassen	30	29	115	33	11	4	156	66
Delta - Ladner	14	20	152	45	3	7	169	72
Delta - North	57	71	0	317	44	63	101	451
Delta	101	120	267	395	58	74	426	589
Langley City	4	8	22	0	0	0	26	8
Langley District	308	188	709	576	144	197	1,161	961
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	377	305	314	189	24	11	715	505
New Westminster	66	50	182	429	965	24	1,213	503
North Vancouver City	70	35	540	644	152	141	762	820
North Vancouver DM	120	126	608	39	72	137	800	302
Pitt Meadows	16	13	0	36	2	0	18	49
Port Coquitlam	37	26	97	420	15	11	149	457
Port Moody	16	12	15	14	3	0	34	26
Richmond	371	377	1,357	1,448	98	216	1,826	2,041
Surrey - South	328	265	616	423	82	130	1,026	818
Surrey - Cloverdale	84	118	125	86	48	74	257	278
Surrey - North	406	347	508	483	225	222	1,139	1,052
Surrey - Guildford	11	15	52	117	9	9	72	141
Surrey - Whalley	110	129	110	1,532	79	85	299	1,746
Surrey Total	939	874	1,411	2,641	443	520	2,793	4,035
University Endowment Lands	1	4	0	460	0	0	1	464
Vancouver - West End	0	0	0	0	211	0	211	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	5	6	51	2	0	0	56	8
Vancouver - False Creek	0	1	351	0	135	0	486	1
Vancouver - Granville/Oak	5	62	137	111	10	54	152	227
Vancouver - Kerrisdale	36	33	43	38	13	12	92	83
Vancouver - Marpole	46	46	261	12	152	22	459	80
Vancouver - Eastside	437	434	1,340	835	956	671	2,787	1,940
Vancouver - Mt. Pleasant	27	32	451	253	201	1	679	286
Vancouver - Strath/Grand	13	25	380	155	40	47	433	227
Vancouver - Westside	193	250	445	125	106	98	744	473
Vancouver Total	762	889	4,504	1,691	2,502	1,227	7,822	3,807
West Vancouver	168	125	57	36	2	1	227	162
White Rock	41	57	89	0	27	30	157	87
First Nations	29	0	0	0	4	0	33	0
Vancouver CMA	4,159	3,808	13,833	10,585	5,063	2,932	23,109	17,325

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type

October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	
Anmore	2	0	0	0	0	0	0	0	2	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	13	0	0	0	0	33	10	35	23	52.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	0	2	0	0	0	1	1	5	-80.0
Burnaby - Central Park	1	2	2	0	0	0	1	268	4	270	-98.5
Burnaby - Remainder	5	21	4	10	0	0	4	15	13	46	-71.7
Burnaby Total	9	38	6	12	0	0	38	294	53	344	-84.6
Coquitlam	46	22	10	8	11	0	37	16	104	46	126.1
Delta - Tsawwassen	9	5	0	0	0	0	1	0	10	5	100.0
Delta - Ladner	1	0	0	0	0	0	0	0	1	0	n/a
Delta - North	10	4	0	0	0	0	8	3	18	7	157.1
Delta	20	9	0	0	0	0	9	3	29	12	141.7
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	16	29	0	0	35	12	5	7	56	48	16.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	44	41	2	2	57	10	4	0	107	53	101.9
New Westminster	1	5	0	0	0	0	1	196	2	201	-99.0
North Vancouver City	9	3	0	0	0	12	77	57	86	72	19.4
North Vancouver DM	9	10	0	0	0	8	4	3	13	21	-38.1
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	8	0	0	0	0	0	5	0	13	0	n/a
Port Moody	2	2	0	0	0	0	0	0	2	2	0.0
Richmond	16	32	0	0	0	0	7	284	23	316	-92.7
Surrey - South	26	21	0	0	20	0	6	1	52	22	136.4
Surrey - Cloverdale	8	12	0	0	11	21	4	6	23	39	-41.0
Surrey - North	43	23	0	0	32	38	20	19	95	80	18.8
Surrey - Guildford	1	1	0	0	23	0	0	1	24	2	**
Surrey - Whalley	15	5	0	0	0	10	11	4	26	19	36.8
Surrey Total	93	62	0	0	86	69	41	31	220	162	35.8
University Endowment Lands	1	0	0	0	0	0	0	105	1	105	-99.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	1	0	2	0	0	0	0	1	3	-66.7
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	4	0	4	-100.0
Vancouver - Kerrisdale	3	2	0	0	0	0	1	0	4	2	100.0
Vancouver - Marpole	2	3	0	0	5	0	0	1	7	4	75.0
Vancouver - Eastside	75	60	10	12	0	0	27	22	112	94	19.1
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Strath/Grand	2	0	0	0	5	0	1	0	8	0	n/a
Vancouver - Westside	35	29	0	0	0	0	9	6	44	35	25.7
Vancouver Total	118	95	10	18	10	0	38	33	176	146	20.5
West Vancouver	13	14	0	0	0	0	0	0	13	14	-7.1
White Rock	3	4	0	0	0	0	2	3	5	7	-28.6
First Nations	23	0	0	0	0	0	0	0	23	0	n/a
Vancouver CMA	433	368	28	40	199	111	268	1,032	928	1,551	-40.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	%
	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	Change
Anmore	11	6	0	0	0	0	0	0	11	6	83.3
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	6	14	0	0	0	30	1	0	7	44	-84.1
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	56	69	0	4	0	0	66	297	122	370	-67.0
Burnaby - Lougheed Mall	2	3	0	0	0	0	2	3	4	6	-33.3
Burnaby - South & East	21	23	20	30	0	42	261	17	302	112	169.6
Burnaby - Central Park	22	35	8	4	0	4	60	1,167	90	1,210	-92.6
Burnaby - Remainder	147	144	58	64	0	37	157	189	362	434	-16.6
Burnaby Total	248	274	86	102	0	83	661	1,768	995	2,227	-55.3
Coquitlam	237	240	40	36	73	73	698	431	1,048	780	34.4
Delta - Tsawwassen	32	45	2	0	0	0	188	3	222	48	**
Delta - Ladner	19	21	0	0	24	0	5	4	48	25	92.0
Delta - North	68	63	0	2	8	69	60	57	136	191	-28.8
Delta	119	129	2	2	32	69	253	64	406	264	53.8
Langley City	4	8	0	0	0	0	0	0	4	8	-50.0
Langley District	201	225	20	8	381	359	337	164	939	756	24.2
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	305	227	8	30	234	173	52	178	599	608	-1.5
New Westminster	32	49	2	4	32	55	469	196	535	304	76.0
North Vancouver City	40	38	4	16	0	24	225	358	269	436	-38.3
North Vancouver DM	117	135	0	0	100	33	223	410	440	578	-23.9
Pitt Meadows	15	14	4	2	4	16	1	106	24	138	-82.6
Port Coquitlam	27	20	4	0	98	83	18	103	147	206	-28.6
Port Moody	15	6	0	0	21	0	0	0	36	6	**
Richmond	339	269	20	24	180	53	1,173	1,307	1,712	1,653	3.6
Surrey - South	252	204	36	38	393	218	388	109	1,069	569	87.9
Surrey - Cloverdale	98	65	4	2	97	234	67	95	266	396	-32.8
Surrey - North	346	341	0	2	338	371	433	312	1,117	1,026	8.9
Surrey - Guildford	13	9	0	0	184	21	7	34	204	64	**
Surrey - Whalley	136	90	2	0	4	14	94	448	236	552	-57.2
Surrey Total	845	709	42	42	1,016	858	989	998	2,892	2,607	10.9
University Endowment Lands	6	3	0	0	11	0	235	199	252	202	24.8
Vancouver - West End	0	0	4	0	0	0	9	0	13	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	875	273	875	273	**
Vancouver - Kitsilano	3	8	0	6	0	0	0	52	3	66	-95.5
Vancouver - False Creek	0	1	0	0	0	0	321	189	321	190	68.9
Vancouver - Granville/Oak	4	6	0	8	10	0	11	8	25	22	13.6
Vancouver - Kerrisdale	29	36	0	0	0	0	27	32	56	68	-17.6
Vancouver - Marpole	46	53	6	4	5	0	72	218	129	275	-53.1
Vancouver - Eastside	590	552	54	94	18	11	1,378	595	2,040	1,252	62.9
Vancouver - Mt. Pleasant	2	1	22	16	12	0	59	118	95	135	-29.6
Vancouver - Strath/Grand	12	3	10	6	5	5	111	295	138	309	-55.3
Vancouver - Westside	252	241	4	2	28	14	321	115	605	372	62.6
Vancouver Total	938	901	100	136	78	30	3,184	1,895	4,300	2,962	45.2
West Vancouver	108	143	0	24	9	4	1	96	118	267	-55.8
White Rock	51	61	2	0	0	0	39	135	92	196	-53.1
First Nations	32	13	0	0	0	0	0	0	32	13	146.2
Vancouver CMA	3,699	3,486	334	426	2,269	1,943	8,559	8,408	14,861	14,263	4.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	31	0	2	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	1
Burnaby - Central Park	0	0	0	0	0	268	1	0
Burnaby - Remainder	0	0	0	0	0	0	4	15
Burnaby Total	0	0	0	0	31	268	7	26
Coquitlam	11	0	0	0	0	0	37	16
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	8	3
Delta	0	0	0	0	0	0	9	3
Langley City	0	0	0	0	0	0	0	0
Langley District	35	12	0	0	0	0	5	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	57	10	0	0	0	0	4	0
New Westminster	0	0	0	0	0	196	1	0
North Vancouver City	0	12	0	0	72	0	5	57
North Vancouver DM	0	8	0	0	0	0	4	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	5	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	0	278	7	6
Surrey - South	20	0	0	0	0	0	6	1
Surrey - Cloverdale	11	21	0	0	0	0	4	6
Surrey - North	32	38	0	0	0	0	20	19
Surrey - Guildford	23	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	10	0	0	11	4
Surrey Total	86	59	0	10	0	0	41	31
University Endowment Lands	0	0	0	0	0	105	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	4	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	5	0	0	0	0	0	0	1
Vancouver - Eastside	0	0	0	0	0	0	27	22
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	5	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	0	0	9	6
Vancouver Total	10	0	0	0	0	4	38	29
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	199	101	0	10	103	851	165	181

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	31	266	35	31
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	3
Burnaby - South & East	0	42	0	0	245	0	16	17
Burnaby - Central Park	0	4	0	0	44	1,150	16	17
Burnaby - Remainder	0	37	0	0	42	118	115	71
Burnaby Total	0	83	0	0	477	1,629	184	139
Coquitlam	73	73	0	0	562	296	136	135
Delta - Tsawwassen	0	0	0	0	118	0	70	3
Delta - Ladner	24	0	0	0	0	0	5	4
Delta - North	8	69	0	0	0	0	60	57
Delta	32	69	0	0	118	0	135	64
Langley City	0	0	0	0	0	0	0	0
Langley District	381	359	0	0	100	65	237	99
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	234	173	0	0	40	103	12	75
New Westminster	32	55	0	0	452	196	17	0
North Vancouver City	0	24	0	0	72	165	153	193
North Vancouver DM	100	33	0	0	0	342	223	68
Pitt Meadows	4	16	0	0	0	106	1	0
Port Coquitlam	98	83	0	0	0	101	18	2
Port Moody	21	0	0	0	0	0	0	0
Richmond	180	53	0	0	938	948	235	359
Surrey - South	393	218	0	0	257	75	131	34
Surrey - Cloverdale	97	234	0	0	0	68	67	27
Surrey - North	338	371	0	0	227	125	206	187
Surrey - Guildford	184	21	0	0	0	29	7	5
Surrey - Whalley	4	4	0	10	0	390	94	58
Surrey Total	1,016	848	0	10	484	687	505	311
University Endowment Lands	11	0	0	0	235	105	0	94
Vancouver - West End	0	0	0	0	9	0	0	0
Vancouver - Downtown	0	0	0	0	521	81	354	192
Vancouver - Kitsilano	0	0	0	0	0	50	0	2
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	7	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	5	5
Vancouver - Marpole	5	0	0	0	63	209	9	9
Vancouver - Eastside	3	11	15	0	1,080	323	298	272
Vancouver - Mt. Pleasant	12	0	0	0	58	118	1	0
Vancouver - Strath/Grand	5	5	0	0	66	148	45	147
Vancouver - Westside	28	14	0	0	268	0	53	115
Vancouver Total	63	30	15	0	2,419	1,152	765	743
West Vancouver	9	4	0	0	0	93	1	3
White Rock	0	0	0	0	3	90	36	45
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,254	1,933	15	10	5,900	6,078	2,659	2,330

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market

October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Anmore	1	0	1	0	0	0	2	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	2	13	31	0	2	10	35	23
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	4	0	0	0	1	1	5
Burnaby - Central Park	3	2	0	268	1	0	4	270
Burnaby - Remainder	9	31	0	0	4	15	13	46
Burnaby Total	15	50	31	268	7	26	53	344
Coquitlam	45	22	21	8	38	16	104	46
Delta - Tsawwassen	2	5	7	0	1	0	10	5
Delta - Ladner	1	0	0	0	0	0	1	0
Delta - North	10	4	0	0	8	3	18	7
Delta	13	9	7	0	9	3	29	12
Langley City	0	0	0	0	0	0	0	0
Langley District	13	18	35	14	8	16	56	48
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	44	40	59	12	4	1	107	53
New Westminster	1	5	0	196	1	0	2	201
North Vancouver City	7	3	72	12	7	57	86	72
North Vancouver DM	9	10	0	8	4	3	13	21
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	8	0	0	0	5	0	13	0
Port Moody	2	2	0	0	0	0	2	2
Richmond	16	32	0	278	7	6	23	316
Surrey - South	26	21	20	0	6	1	52	22
Surrey - Cloverdale	8	12	11	21	4	6	23	39
Surrey - North	43	23	32	38	20	19	95	80
Surrey - Guildford	1	1	23	0	0	1	24	2
Surrey - Whalley	15	5	0	0	11	14	26	19
Surrey Total	93	62	86	59	41	41	220	162
University Endowment Lands	1	0	0	105	0	0	1	105
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	3	0	0	0	0	1	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	4	0	0	0	4
Vancouver - Kerrisdale	3	2	0	0	1	0	4	2
Vancouver - Marpole	2	3	5	0	0	1	7	4
Vancouver - Eastside	43	49	0	0	69	45	112	94
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	4
Vancouver - Strath/Grand	2	0	5	0	1	0	8	0
Vancouver - Westside	32	25	0	0	12	10	44	35
Vancouver Total	83	86	10	4	83	56	176	146
West Vancouver	12	14	0	0	1	0	13	14
White Rock	3	4	0	0	2	3	5	7
First Nations	19	0	0	0	4	0	23	0
Vancouver CMA	385	359	322	964	221	228	928	1,551

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$750,000		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 - \$2,499,999		\$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
October 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.3	4	25.0	1	6.3	6	37.5	4	25.0	16	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	-	-
Year-to-date 2015	6	46.2	2	15.4	2	15.4	2	15.4	1	7.7	13	-	-
Burnaby													
October 2016	0	0.0	0	0.0	1	5.9	12	70.6	4	23.5	17	2,000,000	2,339,292
October 2015	0	0.0	6	15.8	21	55.3	8	21.1	3	7.9	38	1,345,000	1,478,761
Year-to-date 2016	0	0.0	4	1.8	57	25.7	131	59.0	30	13.5	222	1,735,000	1,893,798
Year-to-date 2015	0	0.0	21	7.1	180	60.8	87	29.4	8	2.7	296	1,380,000	1,458,001
Coquitlam													
October 2016	0	0.0	2	8.7	9	39.1	11	47.8	1	4.3	23	1,580,000	1,605,569
October 2015	0	0.0	6	31.6	6	31.6	7	36.8	0	0.0	19	1,265,000	1,281,774
Year-to-date 2016	5	2.3	29	13.6	127	59.3	50	23.4	3	1.4	214	1,312,500	1,326,908
Year-to-date 2015	5	1.9	119	45.9	89	34.4	45	17.4	1	0.4	259	1,015,000	1,131,249
Delta													
October 2016	0	0.0	5	27.8	12	66.7	1	5.6	0	0.0	18	1,142,500	1,131,272
October 2015	0	0.0	2	18.2	3	27.3	5	45.5	1	9.1	11	1,620,000	1,554,104
Year-to-date 2016	0	0.0	13	12.3	65	61.3	22	20.8	6	5.7	106	1,295,000	1,429,757
Year-to-date 2015	4	2.9	65	46.4	55	39.3	15	10.7	1	0.7	140	1,020,000	1,128,990
Langley City													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	-	-
Year-to-date 2015	2	18.2	8	72.7	1	9.1	0	0.0	0	0.0	11	-	-
Langley District													
October 2016	0	0.0	7	53.8	6	46.2	0	0.0	0	0.0	13	900,000	1,022,895
October 2015	15	53.6	11	39.3	1	3.6	1	3.6	0	0.0	28	717,500	819,885
Year-to-date 2016	37	20.2	80	43.7	35	19.1	26	14.2	5	2.7	183	890,000	1,087,809
Year-to-date 2015	110	47.4	72	31.0	23	9.9	22	9.5	5	2.2	232	760,000	942,945

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$750,000		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 - \$2,499,999		\$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
October 2016	10	47.6	7	33.3	4	19.0	0	0.0	0	0.0	21	780,000	792,163
October 2015	35	87.5	5	12.5	0	0.0	0	0.0	0	0.0	40	552,500	577,430
Year-to-date 2016	223	75.1	51	17.2	21	7.1	2	0.7	0	0.0	297	630,000	679,199
Year-to-date 2015	237	88.1	26	9.7	6	2.2	0	0.0	0	0.0	269	600,000	602,354
New Westminster													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	2	33.3	2	33.3	2	33.3	0	0.0	0	0.0	6	-	889,150
Year-to-date 2016	2	6.5	9	29.0	16	51.6	4	12.9	0	0.0	31	995,000	1,081,401
Year-to-date 2015	21	36.2	20	34.5	17	29.3	0	0.0	0	0.0	58	782,500	855,288
North Vancouver City													
October 2016	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	1,966,913
October 2015	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	11	39.3	14	50.0	3	10.7	28	-	1,624,952
Year-to-date 2015	0	0.0	0	0.0	15	35.7	27	64.3	0	0.0	42	1,527,500	1,631,355
North Vancouver DM													
October 2016	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	3,550,000	3,383,277
October 2015	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	-	1,807,900
Year-to-date 2016	0	0.0	0	0.0	11	9.7	57	50.4	45	39.8	113	2,335,000	2,616,558
Year-to-date 2015	0	0.0	0	0.0	28	20.6	90	66.2	18	13.2	136	1,957,500	1,997,080
Pitt Meadows													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	10	71.4	3	21.4	1	7.1	0	0.0	0	0.0	14	-	-
Year-to-date 2015	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	-	641,225
Port Coquitlam													
October 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	5.0	13	65.0	5	25.0	1	5.0	0	0.0	20	-	803,250
Year-to-date 2015	3	21.4	10	71.4	1	7.1	0	0.0	0	0.0	14	-	786,790
Port Moody													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	9	69.2	2	15.4	2	15.4	13	1,300,000	1,443,711
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Richmond													
October 2016	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	2,151,400
October 2015	0	0.0	0	0.0	2	11.8	14	82.4	1	5.9	17	1,950,000	1,997,832
Year-to-date 2016	0	0.0	7	2.8	16	6.5	120	48.4	105	42.3	248	2,225,000	2,400,866
Year-to-date 2015	1	0.3	11	3.4	104	32.2	152	47.1	55	17.0	323	1,790,000	1,865,232

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$750,000		\$750,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 - \$2,499,999		\$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
October 2016	2	2.4	22	26.5	42	50.6	11	13.3	6	7.2	83	1,250,000	1,338,926
October 2015	17	25.4	34	50.7	11	16.4	3	4.5	2	3.0	67	845,000	957,834
Year-to-date 2016	69	8.2	330	39.2	295	35.1	116	13.8	31	3.7	841	1,070,000	1,206,829
Year-to-date 2015	268	34.2	346	44.1	111	14.2	40	5.1	19	2.4	784	830,000	955,094
University Endowment Lands													
October 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
October 2016	0	0.0	0	0.0	1	2.0	16	31.4	34	66.7	51	3,000,000	3,564,857
October 2015	0	0.0	1	1.8	8	14.0	26	45.6	22	38.6	57	2,390,000	2,512,893
Year-to-date 2016	2	0.3	8	1.4	60	10.4	181	31.5	324	56.3	575	2,650,000	3,290,325
Year-to-date 2015	5	0.8	9	1.4	125	19.5	239	37.2	264	41.1	642	2,185,000	2,516,424
West Vancouver													
October 2016	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	5,600,000	6,100,250
October 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	3,798,000
Year-to-date 2016	0	0.0	0	0.0	0	0.0	15	13.4	97	86.6	112	4,460,000	5,380,366
Year-to-date 2015	0	0.0	0	0.0	2	1.5	19	14.3	112	84.2	133	3,120,000	3,556,726
White Rock													
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2015	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	2,198,409
Year-to-date 2016	0	0.0	2	3.6	4	7.1	27	48.2	23	41.1	56	2,100,000	2,371,440
Year-to-date 2015	0	0.0	5	10.4	9	18.8	21	43.8	13	27.1	48	-	1,958,706
First Nations													
October 2016	19	100.0	0	0.0	0	0.0	0	0.0	0	0.0	19	610,000	607,742
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	28	100.0	0	0.0	0	0.0	0	0.0	0	0.0	28	610,000	607,793
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
October 2016	31	10.9	44	15.5	78	27.5	60	21.1	71	25.0	284	1,425,000	2,037,151
October 2015	69	22.6	68	22.3	58	19.0	72	23.6	38	12.5	305	1,100,000	1,457,754
Year-to-date 2016	379	12.1	558	17.8	738	23.5	778	24.8	685	21.8	3,138	1,400,000	1,918,098
Year-to-date 2015	689	20.0	715	20.8	772	22.4	764	22.2	500	14.5	3,440	1,200,000	1,531,082

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2016

Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,339,292	1,478,761	58.2	1,893,798	1,458,001	29.9
Coquitlam	1,605,569	1,281,774	25.3	1,326,908	1,131,249	17.3
Delta	1,131,272	1,554,104	-27.2	1,429,757	1,128,990	26.6
Langley City	-	-	n/a	-	-	n/a
Langley District	1,022,895	819,885	24.8	1,087,809	942,945	15.4
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	792,163	577,430	37.2	679,199	602,354	12.8
New Westminster	-	889,150	n/a	1,081,401	855,288	26.4
North Vancouver City	1,966,913	-	n/a	1,624,952	1,631,355	-0.4
North Vancouver DM	3,383,277	1,807,900	87.1	2,616,558	1,997,080	31.0
Pitt Meadows	-	-	n/a	-	641,225	n/a
Port Coquitlam	-	-	n/a	803,250	786,790	2.1
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,151,400	1,997,832	7.7	2,400,866	1,865,232	28.7
Surrey	1,338,926	957,834	39.8	1,206,829	955,094	26.4
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	3,564,857	2,512,893	41.9	3,290,325	2,516,424	30.8
West Vancouver	6,100,250	3,798,000	60.6	5,380,366	3,556,726	51.3
White Rock	-	2,198,409	n/a	2,371,440	1,958,706	21.1
First Nations	607,742	-	n/a	607,793	549,900	10.5
Vancouver CMA	2,037,151	1,457,754	39.7	1,918,098	1,531,082	25.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

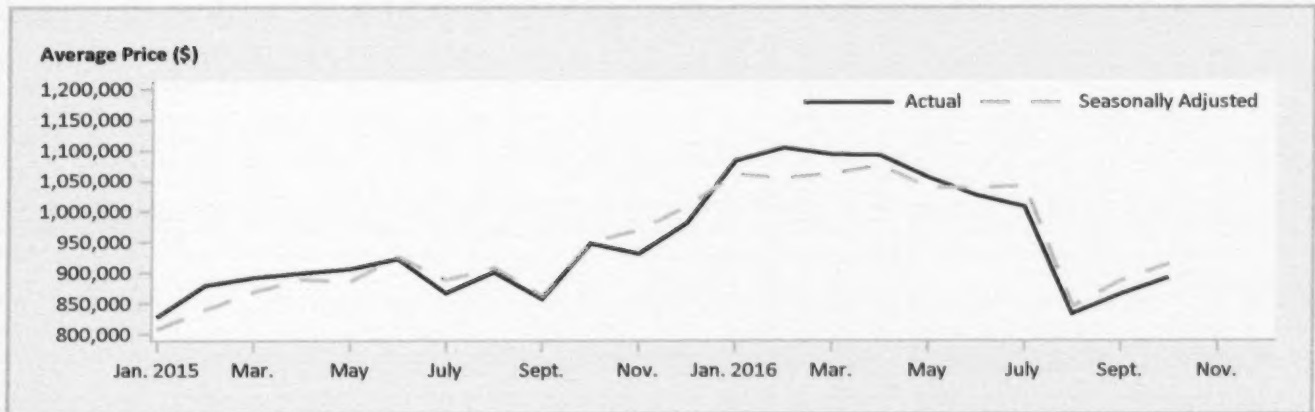


Figure 5.2: MLS® Residential Sales for Vancouver

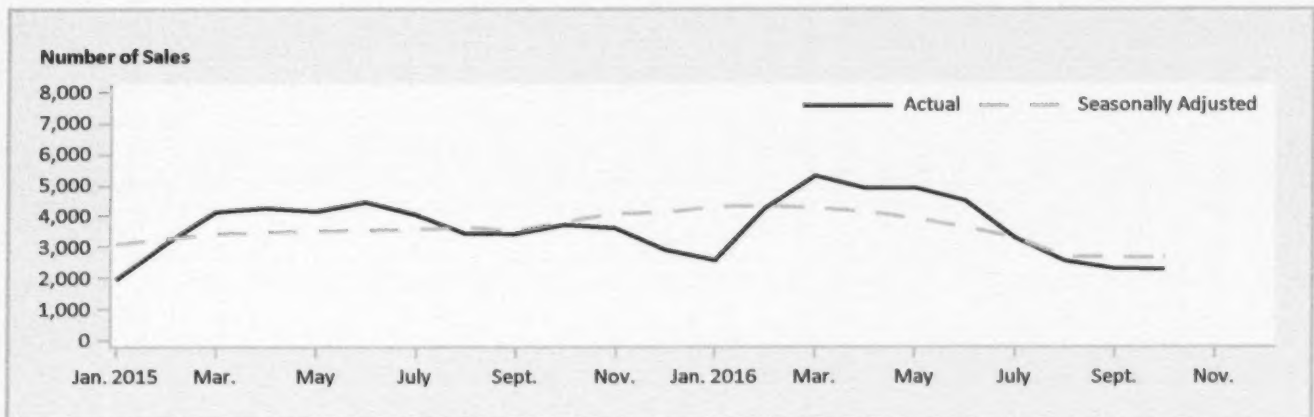
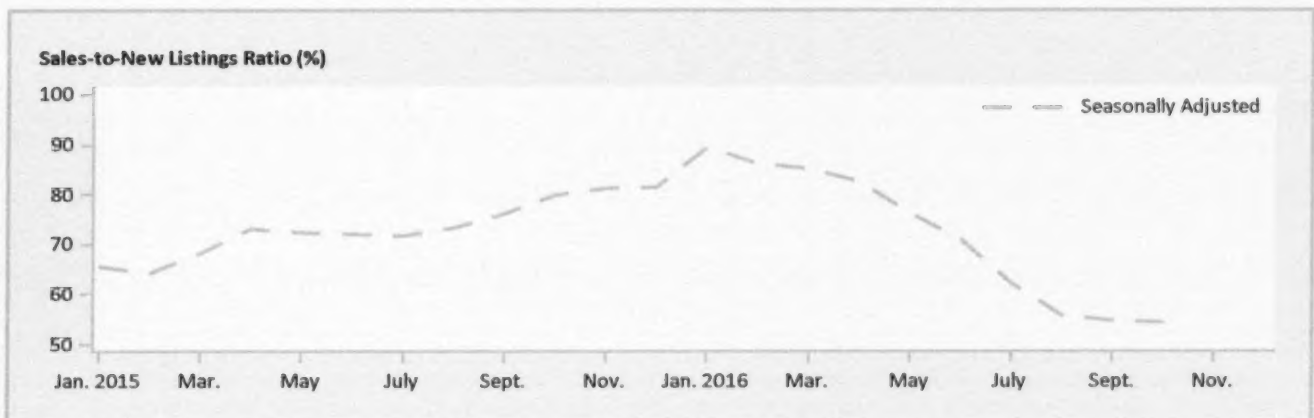


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators

October 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74	102.3	125.7	1,366	5.5	66.8	921
	August	567	3.14	4.74	102.3	125.6	1,372	5.2	66.8	924
	September	561	3.14	4.64	102.6	125.4	1,374	4.9	66.6	923
	October	561	3.14	4.64		125.4	1,372	4.9	66.4	926
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in **ALL** reports:

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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- ‡ Totals may not add up due to co-operatives and unknown market types
- ‡‡ Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2016	31	0	0	3	26	108	3	9	180
October 2015	48	0	0	0	0	0	1	11	60
% Change	-35.4	n/a	n/a	n/a	n/a	n/a	200.0	-18.2	200.0
Year-to-date 2016	358	16	10	24	230	308	33	71	1,050
Year-to-date 2015	296	4	0	1	93	165	22	74	655
% Change	20.9	**	n/a	**	147.3	86.7	50.0	-4.1	60.3
UNDER CONSTRUCTION									
October 2016	279	16	10	20	232	370	15	76	1,018
October 2015	285	4	0	0	96	294	16	71	766
% Change	-2.1	**	n/a	n/a	141.7	25.9	-6.3	7.0	32.9
COMPLETIONS									
October 2016	58	0	0	8	11	44	11	11	143
October 2015	25	0	0	0	10	0	1	7	43
% Change	132.0	n/a	n/a	n/a	10.0	n/a	**	57.1	**
Year-to-date 2016	369	0	0	28	156	111	31	68	763
Year-to-date 2015	187	0	0	1	68	150	23	39	468
% Change	97.3	n/a	n/a	**	129.4	-26.0	34.8	74.4	63.0
COMPLETED & NOT ABSORBED									
October 2016	66	0	0	5	8	74	n/a	n/a	153
October 2015	21	0	0	0	57	81	n/a	n/a	159
% Change	**	n/a	n/a	n/a	-86.0	-8.6	n/a	n/a	-3.8
ABSORBED									
October 2016	33	0	0	6	10	43	n/a	n/a	92
October 2015	27	0	0	0	3	5	n/a	n/a	35
% Change	22.2	n/a	n/a	n/a	**	**	n/a	n/a	162.9
Year-to-date 2016	325	1	0	23	174	118	n/a	n/a	641
Year-to-date 2015	214	0	0	1	51	85	n/a	n/a	351
% Change	51.9	n/a	n/a	**	**	38.8	n/a	n/a	82.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Abbotsford City									
October 2016	17	0	0	3	26	108	2	9	165
October 2015	33	0	0	0	0	0	1	11	45
Mission DM									
October 2016	14	0	0	0	0	0	1	0	15
October 2015	15	0	0	0	0	0	0	0	15
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2016	31	0	0	3	26	108	3	9	180
October 2015	48	0	0	0	0	0	1	11	60
UNDER CONSTRUCTION									
Abbotsford City									
October 2016	194	0	0	17	208	370	10	75	874
October 2015	216	0	0	0	96	294	10	70	686
Mission DM									
October 2016	85	16	10	3	24	0	5	1	144
October 2015	69	4	0	0	0	0	6	1	80
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2016	279	16	10	20	232	370	15	76	1,018
October 2015	285	4	0	0	96	294	16	71	766
COMPLETIONS									
Abbotsford City									
October 2016	45	0	0	8	11	44	10	10	128
October 2015	15	0	0	0	10	0	1	7	33
Mission DM									
October 2016	13	0	0	0	0	0	1	1	15
October 2015	10	0	0	0	0	0	0	0	10
First Nations									
October 2016	0	0	0	0	0	0	0	0	0
October 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
October 2016	58	0	0	8	11	44	11	11	143
October 2015	25	0	0	0	10	0	1	7	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
October 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Abbotsford City									
October 2016	46	0	0	5	8	74	n/a	n/a	133
October 2015	12	0	0	0	57	81	n/a	n/a	150
Mission DM									
October 2016	20	0	0	0	0	0	n/a	n/a	20
October 2015	9	0	0	0	0	0	n/a	n/a	9
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2016	66	0	0	5	8	74	n/a	n/a	153
October 2015	21	0	0	0	57	81	n/a	n/a	159
ABSORBED									
Abbotsford City									
October 2016	24	0	0	6	10	43	n/a	n/a	83
October 2015	16	0	0	0	3	5	n/a	n/a	24
Mission DM									
October 2016	9	0	0	0	0	0	n/a	n/a	9
October 2015	11	0	0	0	0	0	n/a	n/a	11
First Nations									
October 2016	0	0	0	0	0	0	n/a	n/a	0
October 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
October 2016	33	0	0	6	10	43	n/a	n/a	92
October 2015	27	0	0	0	3	5	n/a	n/a	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type**October 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Abbotsford City	22	34	0	0	26	0	117	11	165	45	99.4
Mission DM	15	15	0	0	0	0	0	0	15	15	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	37	49	0	0	26	0	117	11	180	60	200.0

Table 2.1: Starts by Submarket and by Dwelling Type**January - October 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	280	233	12	0	194	93	374	238	860	564	52.5
Mission DM	135	86	16	4	34	0	5	1	190	91	108.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	415	319	28	4	228	93	379	239	1,050	655	60.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Abbotsford City	26	0	0	0	108	0	9	11
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	26	0	0	0	108	0	9	11

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	194	93	0	0	308	165	66	73
Mission DM	34	0	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	228	93	0	0	308	165	71	74

Table 2.4: Starts by Submarket and by Intended Market
October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Abbotsford City	17	33	137	0	11	12	165	45
Mission DM	14	15	0	0	1	0	15	15
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	31	48	137	0	12	12	180	60

Table 2.5: Starts by Submarket and by Intended Market
January - October 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	233	218	537	259	90	87	860	564
Mission DM	151	82	25	0	14	9	190	91
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	384	300	562	259	104	96	1,050	655

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type**October 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	% Change
Abbotsford City	63	16	0	0	11	10	54	7	128	33	**
Mission DM	14	10	0	0	0	0	1	0	15	10	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	77	26	0	0	11	10	55	7	143	43	**

Table 3.1: Completions by Submarket and by Dwelling Type**January - October 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	324	114	2	2	154	66	174	189	654	371	76.3
Mission DM	104	97	0	0	0	0	5	0	109	97	12.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	428	211	2	2	154	66	179	189	763	468	63.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**October 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Abbotsford City	11	10	0	0	44	0	10	7
Mission DM	0	0	0	0	0	0	1	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	11	10	0	0	44	0	11	7

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**January - October 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	154	66	0	0	111	150	63	39
Mission DM	0	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	154	66	0	0	111	150	68	39

Table 3.4: Completions by Submarket and by Intended Market**October 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015	Oct 2016	Oct 2015
Abbotsford City	45	15	63	10	20	8	128	33
Mission DM	13	10	0	0	2	0	15	10
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	58	25	63	10	22	8	143	43

Table 3.5: Completions by Submarket and by Intended Market**January - October 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	272	101	295	219	87	51	654	371
Mission DM	97	86	0	0	12	11	109	97
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	369	187	295	219	99	62	763	468

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
October 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$749,999		\$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
October 2016	0	0.0	0	0.0	3	10.0	12	40.0	15	50.0	30	-	790,709
October 2015	1	6.3	1	6.3	5	31.3	6	37.5	3	18.8	16	680,000	663,831
Year-to-date 2016	19	7.3	25	9.6	62	23.8	97	37.3	57	21.9	260	655,000	688,167
Year-to-date 2015	15	13.2	28	24.6	27	23.7	23	20.2	21	18.4	114	625,000	613,220
Mission DM													
October 2016	0	0.0	1	11.1	1	11.1	1	11.1	6	66.7	9	-	752,779
October 2015	3	27.3	3	27.3	1	9.1	1	9.1	3	27.3	11	475,000	599,264
Year-to-date 2016	13	14.8	20	22.7	33	37.5	10	11.4	12	13.6	88	572,500	587,750
Year-to-date 2015	33	32.7	46	45.5	15	14.9	2	2.0	5	5.0	101	470,000	503,572
First Nations													
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
October 2016	0	0.0	1	2.6	4	10.3	13	33.3	21	53.8	39	765,000	781,956
October 2015	4	14.8	4	14.8	6	22.2	7	25.9	6	22.2	27	645,000	637,526
Year-to-date 2016	32	9.2	45	12.9	95	27.3	107	30.7	69	19.8	348	660,000	662,985
Year-to-date 2015	48	22.3	74	34.4	42	19.5	25	11.6	26	12.1	215	530,000	558,608

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2016

Submarket	Oct 2016	Oct 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	790,709	663,831	19.1	688,167	613,220	12.2
Mission DM	752,779	599,264	25.6	587,750	503,572	16.7
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	781,956	637,526	22.7	662,985	558,608	18.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

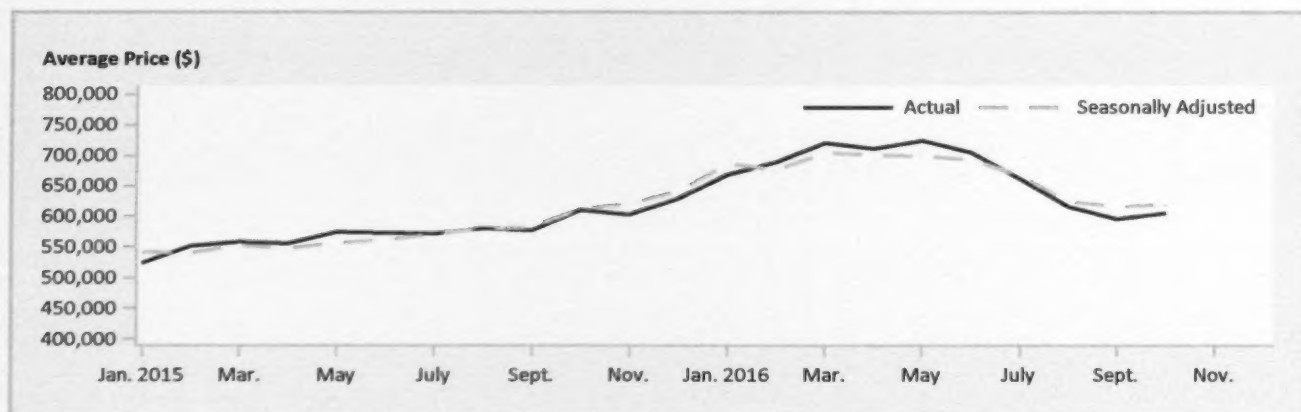


Figure 5.2: MLS® Residential Sales for Fraser Valley

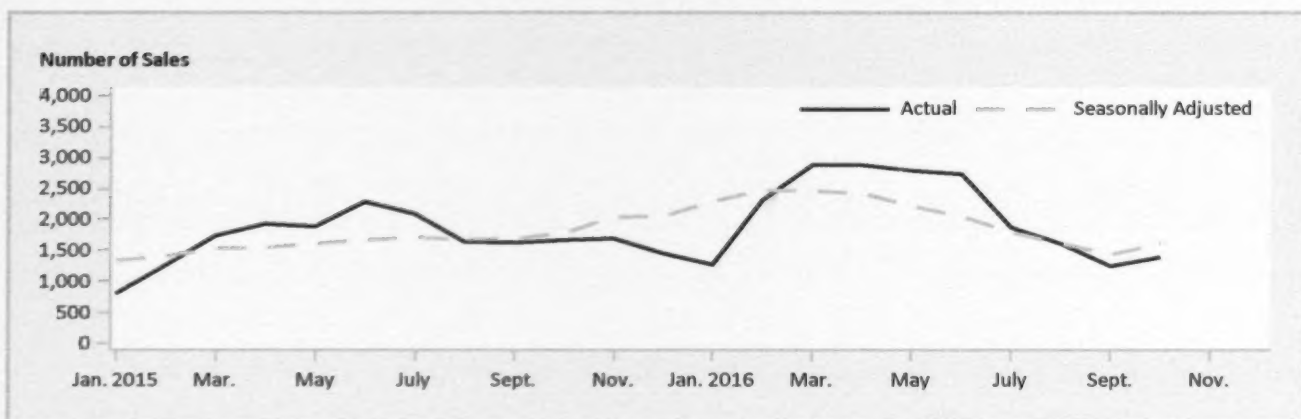
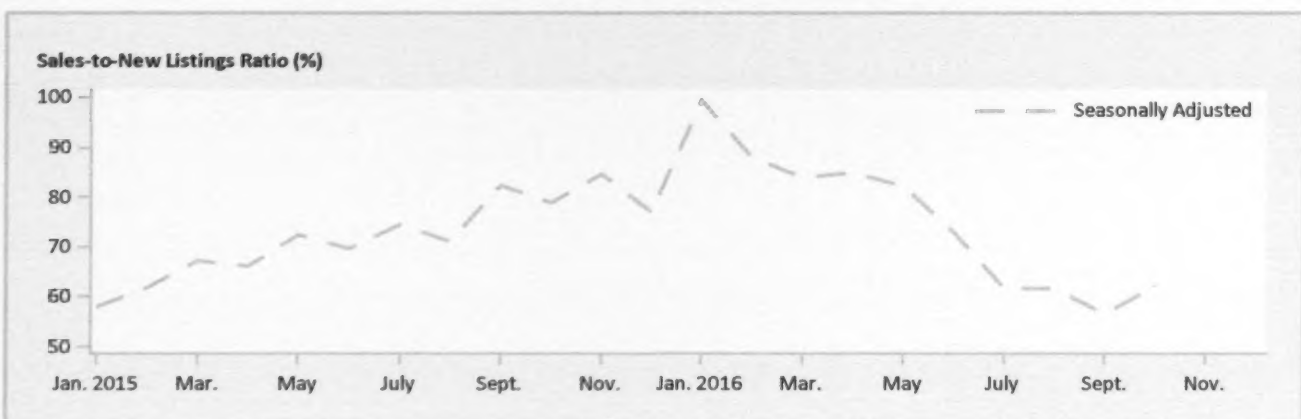


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
October 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74	100.5	123.3	90	6.3	65.3	871
	August	567	3.14	4.74	100.5	123.4	92	6.0	65.9	885
	September	561	3.14	4.64	100.8	123.2	93	6.0	66.7	888
	October	561	3.14	4.64		123.1	92	6.4	66.7	887
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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